

P21-0804/CMR/LT/AS  
11 May 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 Letter has been produced by Pegasus Group on behalf of Blue Cedar Homes in order to address the transport issues associated with the proposed development of five age restricted dwellings at land east of the Woodway Road, Sibford Ferris, Oxfordshire. Access to the site is proposed to be served via a continuation of an internal carriageway provided as part of planning permission 18/O1894/OUT for 25 dwellings to the immediate south of the site.

**Planning Background**

The site was the subject of a previous planning application 21/O4271/F for the development of six age restricted dwellings. Pegasus Group prepared a Transport Statement (TS) to support the scheme, and no highway objections were ultimately raised by the local highway authority. The planning application was refused and subject to an Appeal, which was ultimately dismissed in March 2023. The Inspector stated at paragraph 20 of the decision notice that facilities were within a reasonable 20 minute walking distance and that a bus stop is within an 8 minute walking distance. The inspector ultimately concluded that '*...resident's accessibility to services and facilities would not be a reason to refuse the proposal in this instance.*'

**Development Proposals**

The site layout is provided as part of the wider planning submission.

The scheme will be served by a continuation of the spine road and junction onto Hook Norton Road, which serves the 25 permitted dwellings to the south. The carriageway will be provided at six metres wide with a two metre wide footway located along the eastern side of the carriageway. This will connect onto the proposed footway provided as part of the consented scheme to the south.

The footway will provide the facility to offset utility plant away from the carriageway.

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Turning arrangements are provided to allow for a typical OCC refuse vehicle to access and egress the site in a forward gear, with a Swept Path Analysis (SPA) shown in **Appendix A**. Fire tender vehicles are typically smaller than this size of refuse vehicle and therefore these will also be able to turn within the site.

The scheme's highways are not proposed to be offered for adoption. The Oxford County Council Design Guide (2021) confirms its recommendations should not be applied prescriptively and that only schemes over five dwellings should be to 'Council standards'. It is therefore not considered to be directly applicable.

In line with the Oxfordshire County Council – Parking Standards for New Developments (2022) local guidance, two car parking spaces per dwelling are proposed. Cycle parking is proposed to be provided within the curtilage of each plot, within garages.

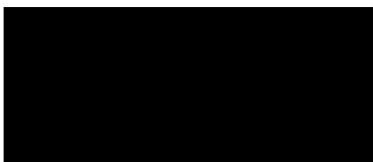
The previously submitted scheme for six dwellings was forecast to be associated with one additional vehicle movement at the busiest times in the AM and PM peak hours. This is not considered to have a material impact on the local highway network. The proposed scheme for five dwellings is also anticipated to have a maximum of one additional movement in the AM and PM peak hours and it will therefore also have no material impact.

### **Conclusion**

The proposed development of five dwellings does not materially differ in transport terms from the development of six dwellings previously submitted, which had no objection from the local highway authority. It is considered that appropriate levels of accessibility are provided, commensurate with the location. The layout is shown to be able to accommodate service vehicles and the scheme will not generate a significant number of trips in real terms.

It is concluded that there are no highways or transportation reasons which should prevent the development of the proposal.

Yours sincerely,



Luke Taylor

Transport Planner  
luke.taylor@pegasusgroup.co.uk

Enc.

Appendix A – Swept Path Analysis of an 11.18m Refuse Vehicle

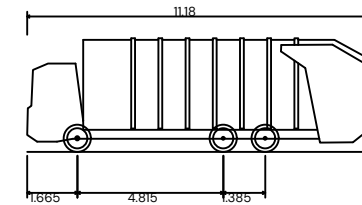
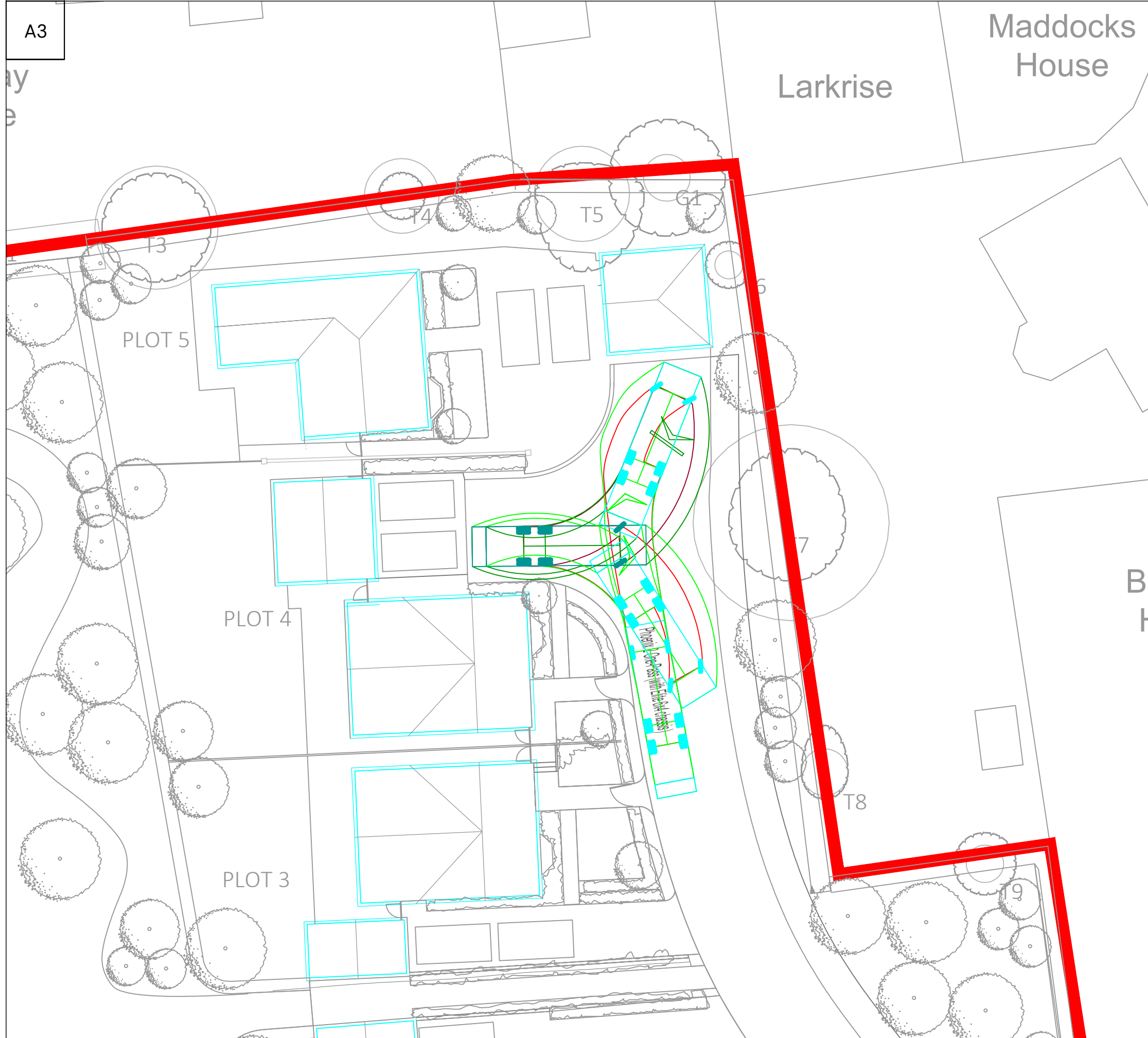
A3

Maddocks House

Larkrise



1:1 0 25mm



Phoenix 2 One-Pass (with Elite 6x4 chassis)

Overall Length	11.180m
Overall Width	2.550m
Overall Body Height	3.760m
Min Body Ground Clearance	0.312m
Track Width	2.550m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	10.150m

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY

**SWEPT PATH ASSESSMENT**  
**11.18m REFUSE VEHICLE**

SIBFORD FERRIS

CLIENT:  
BLUE CEDAR HOMES

DATE: 29.03.2023	SCALE: 1:250	DRAWN/CHECKED BY: ADWS	APPROVED BY: CMR
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JOB NUMBER: P21-0804	DRAWING NUMBER: APPENDIX A	REVISION No:	<b>PEGASUS GROUP</b>
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