

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

**District:** Cherwell

**Application no:** 23/01493/REM

**Proposal:** Reserved Matters Application including access, layout, landscaping and scale pursuant to outline planning permission 14/02121/OUT for internal primary and secondary streets along with the partial discharge of conditions 12 (Building for Life 12), 16 (means of vehicular access), 17 (means of pedestrian/cycle links) and 19 (detailed surface water drainage scheme) for Phase 1B

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

**Response Date:** 04/06/2024

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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.

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**Application no: 23/01493/REM**

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

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## **Transport Schedule**

**Recommendation:**

**Objection for the following reasons:**

- Visibility splays are located outside the red line boundary and outside the highway extent.
- Additional cycle crossings required.
- Temporary bus turning heads not acceptable.
- Visibility needs to be shown at all junctions and needs to be clear of obstructions including trees.

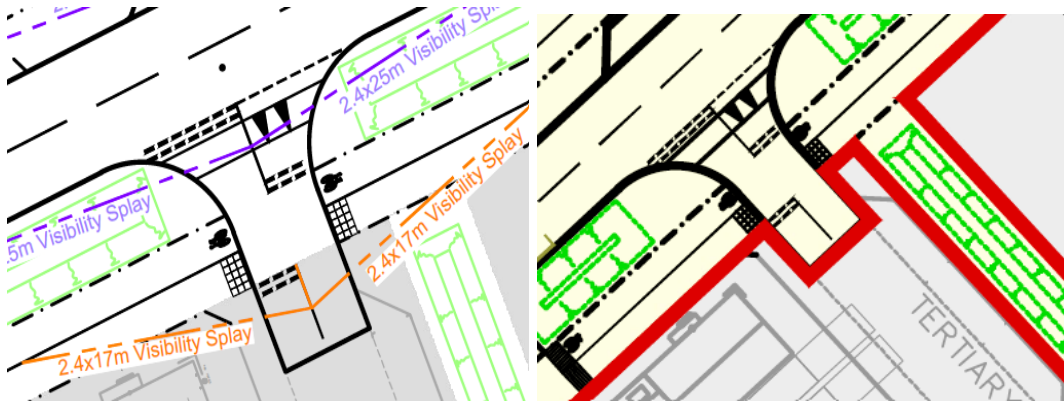
**Comments:**

This is a reserved matters application for the main roads within the initial phase of development at Himley Village (Phase 1B). The wider site has planning permission (14/02121/OUT) to provide up to 1,700 dwellings, a retirement village, flexible commercial floorspace, community facilities, land to accommodate an energy centre and land to accommodate a new primary school.

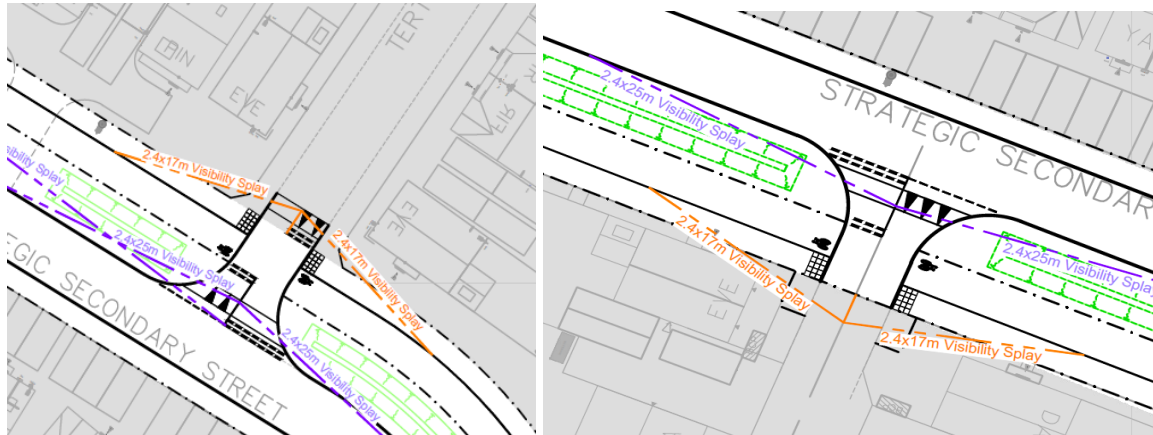
Amended drawings were submitted dated 31 May 2024. Following consultation with the Highway Agreements Team, I have the following comments on the amended drawings.

The red line boundary on the visibility splay drawings is still incorrect and needs to be amended.

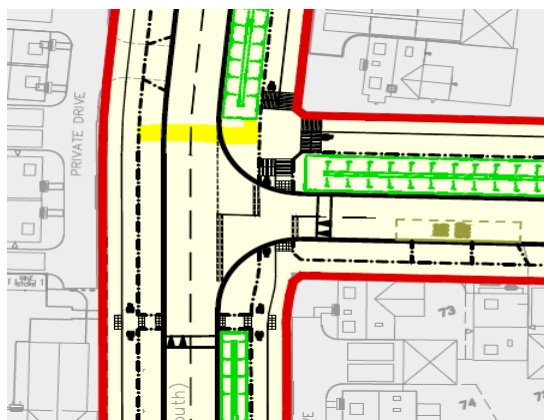
It was noted that some visibility splays are located outside the red line boundary (see below). All visibility splays need to be within the red line boundary.



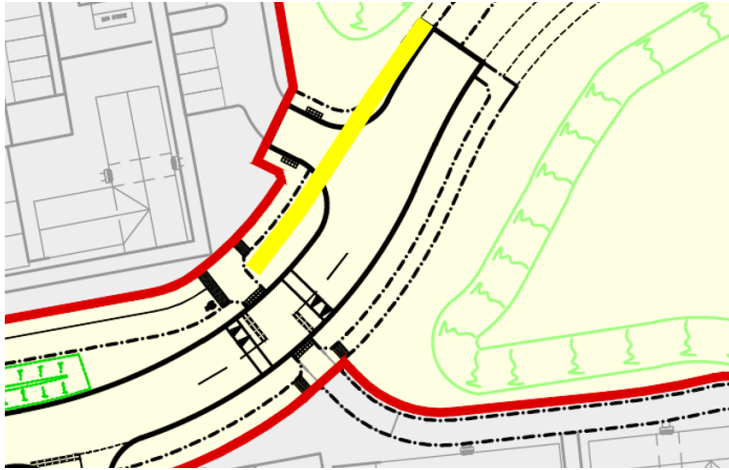
There are some areas of land for visibility that appear to fall outside of the highway extent. All visibility splays and forward visibility splays should be clear from obstruction and would be required for adoption if the roads are to be entered into a S38 agreement.



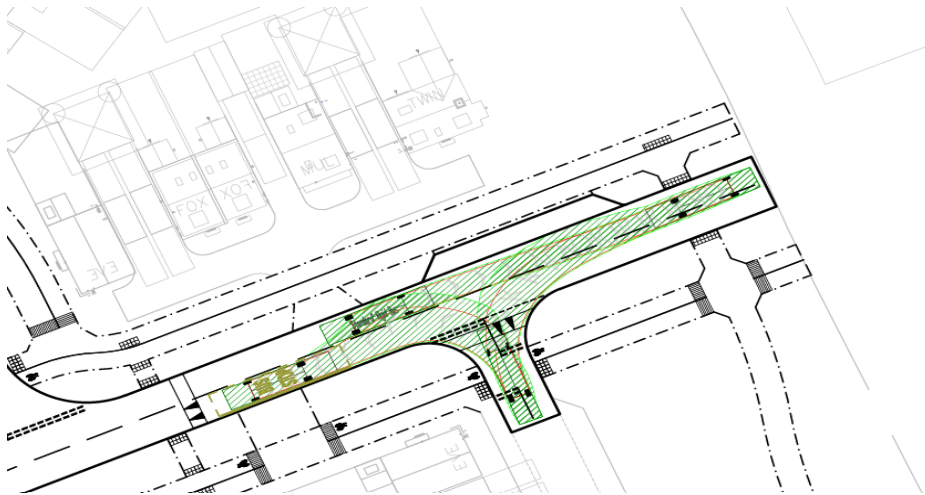
The cycle crossing over the Spine Road North -South to connect to the Spine Road East-West has not been included. We suggest that a crossing is included at the location in yellow below.



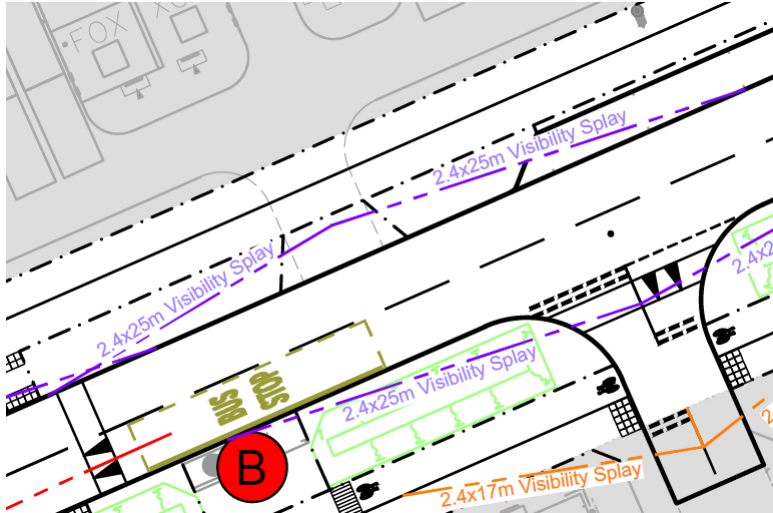
A raised cycle priority crossing is required at the eastern end of the Spine Road East-West for cyclists to be able to access the next phase of the development.



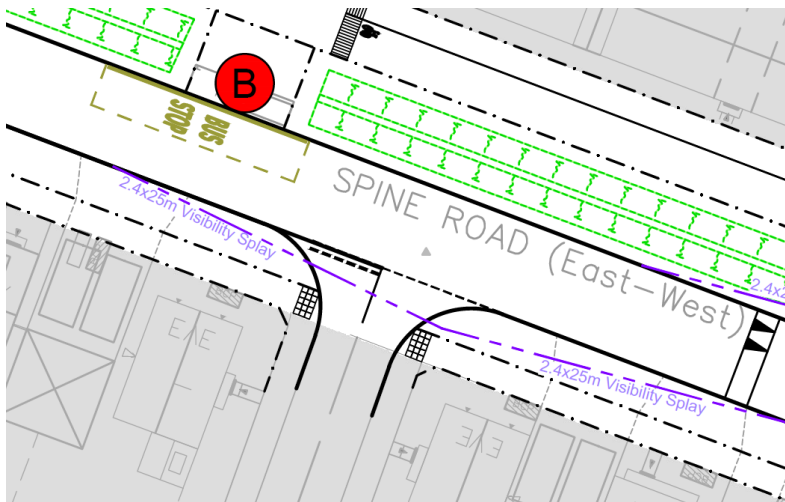
The temporary bus turning heads are not acceptable as it will require buses reversing over the raised cycle crossings which is considered a safety issue. In addition, all wheels will need to face forward and not be at an angle at the turn. Specifically designated independent turning heads should be constructed for buses to be able to turn.



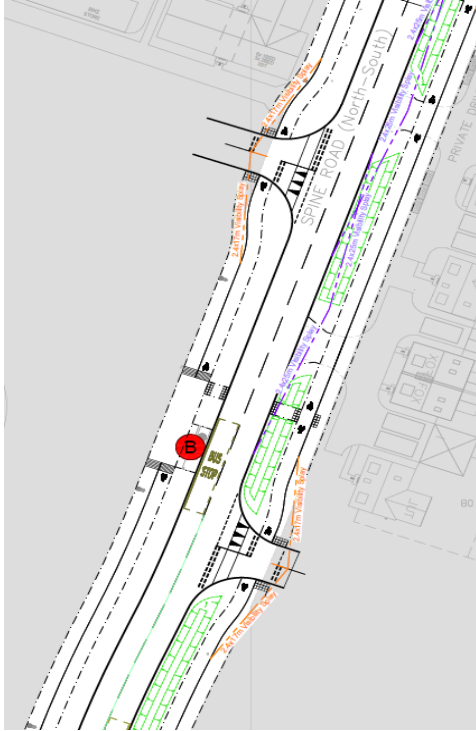
The visibility crosses the bus shelter on the Spine Road North- South. Visibility splays should be clear of obstruction.



At a number of locations, the visibility splays do not commence in the centre of the side road and are therefore in the incorrect location.



Vehicle visibility has not been demonstrated for the care home access and the local centre access.



There are trees indicating that the canopy will be within the visibility splay, however this will not be acceptable. Tree canopies cannot be within visibility splays as they will be within the visibility height for drivers.

The applicant is required to address the above issues and re-submit the drawings.

**Officer's Name:** Sarah Halsey

**Officer's Title:** Senior Transport Development Officer

**Date:** 4<sup>th</sup> June 2024