

**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.

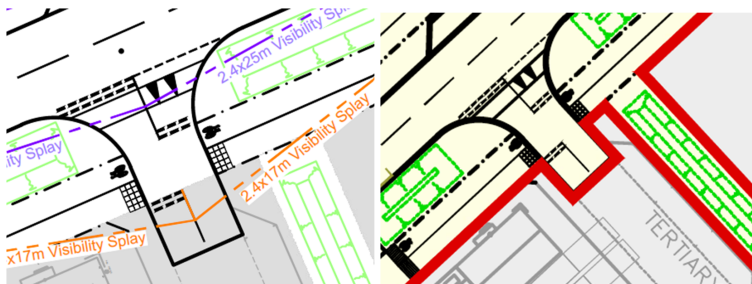
**Comments:**

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.

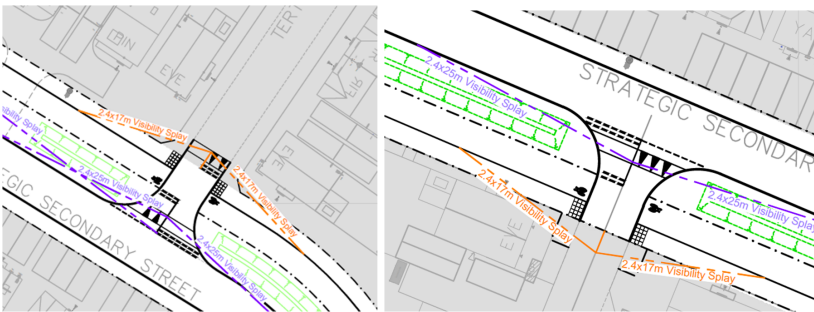
Amended drawings were submitted dated 31 May 2024. Following consultation with the Highway Agreements Team, I have the following comments on the amended drawings.

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.

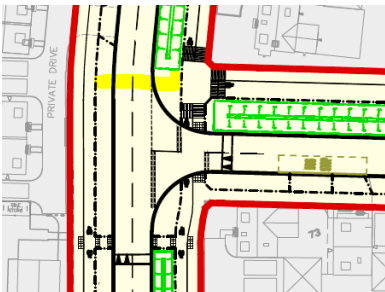


There are some areas of land for visibility that appear to fall outside of the highway extent. All visibility splays and forward visibility splays should be clear from obstruction and would be required for adoption if the roads are to be entered into a S38 agreement.



Hydrock to update red line to include visibility splays and switch off layer that shows the houses outside of the red line boundary.  
Show all adoptable areas on Phase 1B layout.

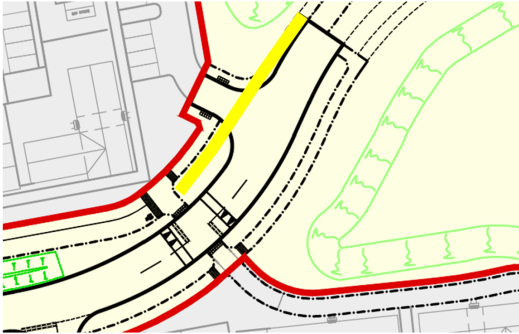
The cycle crossing over the Spine Road North -South to connect to the Spine Road East-West has not been included. We suggest that a crossing is included at the location in yellow below.



Move cycle crossing point at north down to requested location in yellow above along the desire line. Copy arrangement at eastern parcel.  
OCC Highways agreed cyclists won't have priority along this junction. ▲

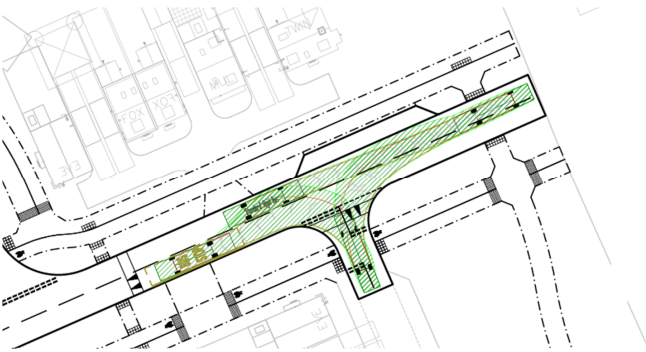
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A raised cycle priority crossing is required at the eastern end of the Spine Road East-West for cyclists to be able to access the next phase of the development.



Change to a raised cycle priority crossing replicating the raised table on the western parcel.  
Drainage basin to be tweaked in Drainage Strategy plans.

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.



East West Spine Road

OCC Highways agree that we won't build a raised table for the time being and have bollards and signs for a temporary arrangement for a bus. Have a condition attached to the RM approval to say once turning head is not needed the raised table will be constructed.

Hydrock to do a separate plan for condition to be attached to.

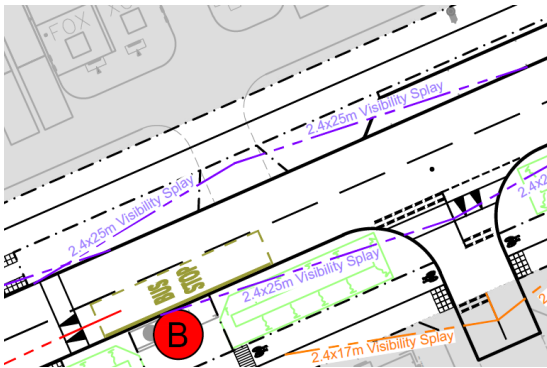
### North South Spine Road

OCC Highways agree that the raised table temporarily won't be built and will have bollards and signs. Like with the East West Spine Road a condition will be attached to the RM approval to say once turning head is not needed the raised table will be constructed.

Hydrock to do a separate plan for condition to be attached to.

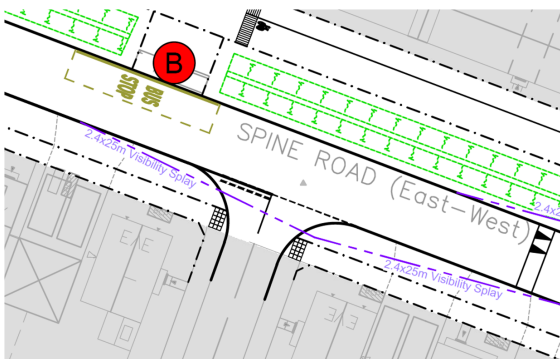
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The visibility crosses the bus shelter on the Spine Road North- South. Visibility splays should be clear of obstruction.



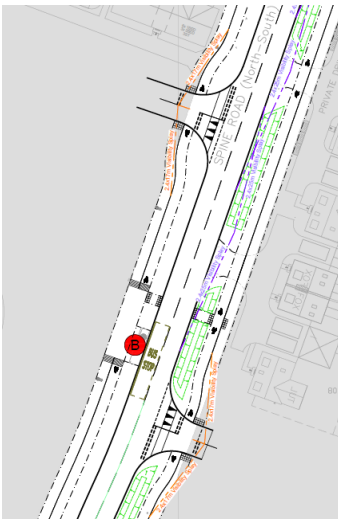
Remove / adjust location of VP spaces. Check bus shelters aren't in visibility splays.

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.

Hydrock to check all visibility splays within Phase 1B to ensure they are demonstrated and are from the centre of the roads.



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.

Canopy needs to be above 2.5 metres in visibility splays. Pegasus to update landscaping plan and include canopy heights with species.

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

Hydrock to check that the RSA included the temporary bus turning.

**Officer's Name:** Sarah Halsey

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

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