

Lynne Baldwin

From: Mundy, Ben - Oxfordshire County Council <Ben.Mundy@Oxfordshire.gov.uk> on behalf of Transport CDC Minor <Transport.CDCMinor@Oxfordshire.gov.uk>
Sent: 25 April 2024 12:21
To: Katherine Daniels; DC Support
Cc: Transport CDC Minor
Subject: FW: Planning notification for application reference: 24/00830/F
Attachments: eCon_(5).pdf

Hi Katherine,

OCC as Highway Authority objects to this proposal to vary Condition 4 of 21/01835/F

Condition 4 states that:

No part of the development hereby approved shall commence until a detailed scheme for the access to the site from Oxford Road, at an appropriate scale which clearly defines its width, and which details how the full extent of the access to the site from the A4260 to the parking area shall be clearly constructed and delineation on the ground by lining, surfacing and/or signage, shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in strict accordance with the approved scheme prior to the commencement of any works to dwellings hereby permitted and shall be permanently retained and maintained in accordance with the approved scheme thereafter. Reason: To provide safe and suitable access to the site for residents and reduce conflict with the neighbouring uses in accordance with Policies SLE4 and ESD15 of the Cherwell Local Plan 2011- 2031 Part 1 and Government guidance in the National Planning Policy Framework.

The application seeks to vary Condition 4 to delay the implementation of the scheme of access until **occupation** of the development. Access to existing Cotefield House (which is a building containing a number of apartments) and the proposed housing development within its grounds, is proposed across a private area used as a service yard and parking area for private businesses. This private area is used by both employees and members of the public, as well as existing Cotefield House residents, on foot and by bicycle as well as by car/van. I understand that Cotefield House may have right of access over the private area but it is restricted in width, and not delineated. Its junction with the A4260 is restricted by gates, which would need to be removed or fully opened to allow vehicles to pass in the access, avoiding the need for vehicles to stop or even reverse on the A4260, which would be a safety hazard.

Given the number of potentially conflicting movements, and in particular the risk to users on foot or by bicycle, it was considered necessary to impose Condition 4. The need for this is no less during the construction phase, and therefore the scheme must be implemented prior to commencement. I note that the plans submitted to discharge condition 3 of application 21/011835/F include the delineation of the route and the removal of the gate, and the swept path analysis submitted demonstrates the necessity of its removal for HGV access (albeit it is still not sufficient for the largest HGVs).

If you have any queries, please do not hesitate to contact me.

Kind regards

Ben Mundy
Transport Development Officer

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From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: Friday, April 5, 2024 9:08 AM
To: Transport CDC Minor <Transport.CDCMinor@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 24/00830/F

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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