

LOCAL HIGHWAY AUTHORITY CONSULTATION



To: Cherwell District Council

Planning Application No	12/01802/REM	Planning Officer	Caroline Roche
CC ref No		CC Officer	Geoffrey Arnold
Date	12/02/2013	Comments	Conditions

Location: Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm, Oxford Road, Bodicote

Description: Reserved Matters Application - (Outline Application 11/00617/OUT) - Layout, appearance, scale and landscaping of a scheme of 82 dwellings

The submission, whilst acceptable in principle, lacks detail. A detailed plan should be submitted which clearly demonstrates provision of visibility splays and vehicle tracking. At any junction within the site, visibility splays of 2.4m x 25m must be provided and at vehicular accesses to dwellings pedestrian splays of 2m x 2m; all splays shall be provided at a height 0.6m and above. Vehicle tracking for a 9m rigid axle vehicle should be provided with turning clearly demonstrated. It is unclear how such vehicles would turn adjacent plots 71 and 72. Any scheme of lighting should include parking courts.

In addition to the conditions set out by grant of permission 11/00617/OUT the LHA recommends the following conditions are imposed on any planning permission that may be granted:

The proposed development shall be served by an estate road (or Roads) laid out and constructed in accordance with details, including a means of surface water disposal, submitted to and approved in writing by the Local Planning Authority.

NB: To include, amongst other details, visibility splays, tracking demonstrations for turning heads, rumble strips and any other lining or means of traffic calming.

Reason: To ensure an adequate access in the interests of highway safety.

No dwelling shall be occupied until the access road between that dwelling and the existing county highway, including footways, parking bays and turning heads (where applicable), has been laid out in accordance with the approved plans and details and constructed to at least base course level.

Reason: To ensure that the access road is completed to a standard suitable for safe access to the dwelling, in the interests of highway safety.

No dwelling of the approved development shall be used or occupied until the car parking and associated turning area for that dwelling have been completed and marked out in accordance with the approved plan(s). The car parking and turning areas shall thereafter be retained in accordance with the approved plans and available for use as car parking and turning without obstruction.

Reason: To ensure adequate car parking and turning within the curtilage of the site, in the interests of highway safety

No garages shall be converted to habitable or any other use without the prior permission of the Local Planning Authority.

Reason: To ensure adequate car parking within the curtilage of the site in the interests of highway safety.

Prior to development; full details of a lighting scheme shall be submitted to and approved in writing by the LPA. Prior to first occupation the lighting scheme shall be completed in all respects in accordance with the approved details, inclusive of parking courts, and maintained in a working order thereafter.

Reason: To ensure satisfactory lighting is provided in the interests of vehicular and pedestrian safety.

Prior to development; details of boundary treatments adjacent to the highway shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure boundary treatments do not obstruct visibility of the highway at points of vehicular access in the interests highway safety.

Please contact me if you would like any further comments regarding this application.

Signed: Geoffrey Arnold

For Oxfordshire County Council as Local Highway Authority

Officer Name: Geoffrey Arnold

Officer Title: Senior Engineer – Transport Development Control