

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

District: Cherwell

Application no: 14/01888/F

Proposal: Erection of three, two bed apartments over two retail units and a surgery and erection of two, two bed apartments over three retail units and a surgery.

Location: OS Parcel 6920 East of Oxford Road and adjoining and South of Canal Lane, Bodicote

This report contains officer advice and the comments of local members when submitted.

Submission Date: 08 December 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

Objection

Key issues:

- Construction Traffic
- Parking
- Cycle Parking
- Drainage
- Servicing
- Layout

Legal Agreement required to secure:

- A monitoring fee of £1,240 is required for the site to enable the travel plans to be monitored over a period of five years.

Conditions:

1. That before any of the units in Longford Park 'Local Centres' are first occupied the whole of the estate roads and footpaths of that phase, shall be laid out, constructed, lit and drained and if required temporary or permanent traffic calming to the Oxfordshire County Council's Specifications.
2. That, before any of the units are first occupied in Longford Park 'Local Centres', the proposed vehicular accesses, driveways and turning areas that serve those dwellings shall be constructed, laid out, surfaced and drained in accordance with the specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
3. Before any of the units are first occupied in Longford Park 'Local Centres' the parking and manoeuvring areas shall be provided in accordance with the plan (to be approved) hereby approved and shall be constructed, laid out, surfaced, drained and completed, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times.

4. Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of Longford Park 'Local Centres' the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level.
5. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during construction and a route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.

Informatives:

- No Comment

Detailed Comments:

The proposal seeks the construction of two 'local centres', the first one consists of three, two bed apartments over two retail units and a surgery. The second centre consists of two, two bed apartments over three retail units and a nursery.

After reviewing the supplied plans the Highway Authority has the following issues which has resulted in a recommendation for Refusal, these are:

- Carriageway Layout is different to that of the latest Longford Park Planning Layout drawing no.0476-102-12 Revision G
- The access points are located in the incorrect location as per the drawing no.0476-102-12 Revision G
- No vehicle tracking shown for servicing vehicles
- Servicing should not be taken from the Primary Routes within the development
- The residential units require allocated parking this has not been demonstrated
- No cycle parking provision has been demonstrated for the proposal
- Refuse storage has not been demonstrated
- It is unclear whether the parking spaces meet minimum dimensional standards
- No Drainage details have been submitted which has been noted by our Drainage Team

Comments have been received from the following team(s):

Travel Plan Team

A framework travel plan is required for the development. This should either feed into an existing plan submitted as part of the wider parcel of land (if one was written) or be produced from scratch.

To coincide with this and because of the likely trip generation:

- a) each of the individual retail units will be required to produce a travel plan statement
- b) the nursery and the surgery will require full travel plans

A monitoring fee of £1,240 is required for the site to enable the travel plans to be monitored over a period of five years.

Summary

Taking the above into account, there are a number of design issues that require further consideration and information, which will need to be resolved before support can be given to this planning application. Therefore as submitted, I object to this application until the above issues are resolved to the Local Planning Authority and Local Highway Authority's satisfaction.

However, if the Local Planning Authority is minded to approve the submitted application, I would recommend the conditions quoted above are imposed.

Officer's Name: Thomas Cockhill

Officer's Title: Transport Planner

Date: 02 December 2014
