

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

District: Cherwell

Application no: 15/01267/REM

Proposal: Reserved Matters to 10/01642/OUT - 44 residential dwellings, garages, highway works, boundary treatments and associated works

Location: Parcel B6 Adj To Camp Road And Gordon Road Upper Heyford

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 30 September 2015

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Transport

Recommendation

Objection

Key issues

- Access designs need to be improved and visibility splays must be demonstrated.
- Turning for service vehicles must be demonstrated using swept path analysis.
- Garage dimensions must meet Oxfordshire County Council standards.
- A travel information pack will be required.
- Pedestrian facilities will need upgrading.

Conditions

If the local planning authority is minded to grant permission then the following conditions should apply.

D4 Access: Full Details

D9 New Estate Roads

D16 Details of Turning for Service Vehicles

A travel information pack will be required to be sent to the Travel Plan Team at Oxfordshire County Council for approval before first occupation.

Informatives

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

Prior to commencement of development, a separate consent must be obtained from OCC Road Agreements Team all works in and immediately adjacent the highway under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Detailed comments

The red line planning application boundary extends beyond the northern edge of Camp Road. However, Camp Road itself is the subject of a separate Section 278 Agreement which is now in place.

Transport Development Control

There are several accesses directly onto Camp Road, but nowhere in the application are visibility splays demonstrated for these accesses. Visibility splays for each access will be required to be demonstrated in accordance with the Manual for Streets.

The accesses to plots 278 to 289 do not appear to show crossovers of the pedestrian footway. This will need to be demonstrated.

Details of turning for service vehicles are not contained in the planning application. These should be demonstrated using swept path analysis.

Parking provisions meet the minimum requirements set out in the Heyford Park Design Code.

It is not clear from the plans what the internal dimensions of the garages are. For the avoidance of doubt Oxfordshire County Council requires garages have minimum internal dimensions of 6.0m x 3.0m.

Travel Plans

A travel information pack will be required. This will need to be sent to the Travel Plan Team at Oxfordshire County Council for approval before first occupation.

Road Agreements

All pedestrian facilities need upgrading, including existing 2m wide concrete footpath which should be reconstructed with bitmac finish.

Drainage

Surface water drainage proposals appear satisfactory.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 30 September 2015
