

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

District: Choose District

Application no: 14/00702/REM

Proposal: Approval of reserved matters pursuant to Outline permission 05/01337/OUT - Proposed spine road.

Location: Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

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

Annexes to the report contain officer advice and the comments of local members.

Overall view of Oxfordshire County Council:-

- Object for the reasons given below

Comments:

This reserved matters application relates to outline permission reference 05/01337/OUT (mixed use development of 1070 dwellings and community facilities at land off Bankside) which was granted planning permission in September 2009. Whilst the County Council support the development of Bankside, we wish to raise an objection to this reserved matters application due to the omission of technical information as detailed in Annex 1. We wish to ensure that all approved details meet design code requirements.

Officer's Name: Lisa Michelson

Officer's Title: Cherwell Locality Manager

Date: 31 July 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

Objection

Key issues:

- Highway Safety.
- Accordance with Longford Park Design Code.

Legal Agreement required:

- Section 278 Highways Act 1980
- Section 38 Highways Act 1980.

Conditions:

1. Prior to the commencement of the development hereby approved, full specification details of the Spine Road including construction, surfacing, layout, drainage and road markings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first use of, the proposed section of Spine Road shall be constructed in accordance with the approved details. Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

Detailed Comments:

I have reviewed the submitted plans for proposed Spine Road and have the following comments:

The submitted MEC drawings for the Spine Road's general arrangement raise a number of design code and design requirements that do not appear to have been considered, such as:

- The submitted drawings do not provide any details of where future junctions serving future parcels are to be located;
- Unclear if any future direct access arrangements proposed for grouped properties?
- No traffic calming features are shown (design code requirement);
- No vehicle (bus, refuse etc) swept paths have been submitted;
- No sight lines are shown for junction sight lines or forward visibility;
- No details of parcels adjacent the spine road;
- No pedestrian crossing points indicated;
- No indication of bus stop arrangements along spine road;

- No tree types shown or specific locations. This is a safety concern as will affect future street lighting design;
- Unclear if spine road is in line with required road width (6m with localised variation and 2m footways on each side);

The submitted S278 MEC drawings are acceptable in principle; subject to a separate S278 technical approval process and agreement,

Drainage Comments

Subject to Technical approval, the county council's Drainage Team accept the principles and details provided within the documents provided regarding surface water (highway) drainage being adopted by OCC.

Public Transport comments

"Frequent bus services will operate along the spine road and stopping locations need to be agreed before commencement of constructing any structures. It is good practice for bus stops for locations to be clearly understood by all involved in the development process and by subsequent purchasers of properties.

The spine road must be constructed to a suitable standard for two-way bus operation".

Summary

If the Local Planning Authority is minded to approve this application the condition quoted above is recommended to be imposed.

Officer's Name: Michael Deadman

Officer's Title: Principal Engineer

Date: 15 July 2014

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Ecology

Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 23 July 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**District:** Choose District**Application no:** 14/00702/REM**Proposal:** Approval of reserved matters pursuant to Outline permission 05/01337/OUT - Proposed spine road.**Location:** Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

LOCAL MEMBER VIEWS

Cllr: Mark cherry**Division:** Banbury Calthorpe**Comments:****Date:** Choose Date.24.06.14

As somebody who works in the building industry may I state I'm not against building. But I continue worry about access roads on the above development. Can this be looked into please by both Cherwell District Council and Oxfordshire County Council. As I worry congestion in Banbury.