

**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

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**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.**

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 21 November 2014

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**ANNEX 1**  
**OFFICER ADVICE**

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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**Application no:** 14/00702/REM

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

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### Transport

#### Recommendation:

Objection

#### Key issues:

- Previous Local Highway Authority comments dated 15<sup>th</sup> July 2014.
- Highway Safety.
- Accordance with Longford Park Design Code.

#### Legal Agreement required:

- Section 38 Highways Act 1980 (and Section 278 Highways Act 1980; subject design details and area of spine road works)

#### 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, bus stop details and locations 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 re-submitted plans for proposed Spine Road and have the following comments:

The re-submitted MEC drawings for the Spine Road's general arrangement do not appear to have been considered the list of items previously raised by the Local Highway Authority for the proposed spine road, 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 scaled vehicle (bus, refuse etc) swept paths have been submitted;
- No sight lines are shown for junction sight lines or forward visibility;
- No indicative 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);

### Drainage Comments

The design code has been agreed and with 25% betterment over existing greenfield run-off rates, the development surface water drainage is considered to be acceptable subject to technical audit.

### Public Transport comments

Bus stops are required on both sides of the spine road, to facilitate bus operation in both directions. The design of the spine road must facilitate any logical delivery of bus services, either northbound or southbound, then proceeding to Banbury Town Centre along Bankside or along the Oxford Road.

The Spine Road and its bus stops should be designed for full-sized 12 metre buses. The Council has a design standard for such stops, including hard-standings bus stop clearway markings and 'Premium Routes' pole/flag/information case units.

Bus stop locations should allow sufficient space for Bus Shelter provision. It would be helpful for the developer to discuss bus stop location and bus shelter provision with Public Transport professionals at the County Council, along with procurement arrangements.

No turn-around facility is provided for buses on the Longford Park site; therefore the bus service is required to proceed along the entire length of the spine road between Bankside and Oxford Road. Buses will be routed in a loop along the Spine Road and then along the Oxford Road, or vice versa.

### 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:** 21 November 2014

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## **RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 14/00702/REM-2

**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

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### **Ecology**

#### **Recommendation:**

#### **Key issues:**

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

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

#### **Legal Agreement required to secure:**

N/A - For the District Council to comment

#### **Conditions:**

N/A - For the District Council to comment

#### **Informatives:**

N/A - For the District Council to comment

#### **Detailed Comments:**

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 18 November 2014

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