

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

District: Cherwell

Application no: 14/01833/REM

Proposal: Proposed Community Park adjacent to Bankside, including play, recreation, education and biodiversity features, a footpath and cycle network and other public amenities.

Location: Land North East of Oxford Road West of Oxford Canal and East of Bankside Banbury

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

Submission Date: 10 December 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

No objection subject to conditions

Key issues:

- Construction
- Parking
- Cycle Storage
- Drainage
- Accordance with Longford Park Design Code

Legal Agreement required to secure:

- Section 38 Highways Act 1980

Conditions:

- **D15 Parking and Manoeuvring Areas Retained**
Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
[Reason DR1](#)
- **D19 Cycle Parking Provision**
Prior to the first use or occupation of the development hereby permitted, cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.
[Reason DR4](#)
- **D27 Provision of New Permanent Public Footpaths**
Prior to the first use of any new public footpath, the new footpath shall be formed, constructed, surfaced, laid and marked out, drained and completed in accordance with

specification details which shall be firstly submitted to and approved in writing by the Local Planning Authority.

[Reason DR10](#)

- The surfacing to the parking area should be permeable paving and a condition should be applied to any permission to ensure that prior to occupation the parking area is constructed SUDS compliant.

Reason to accord with Sustainable Drainage Systems (SUDS)

- **Construction Traffic Management Plan (CTMP)**

A Construction Traffic Management Plan (CTMP) will be required to be submitted for approval and the approved CTMP shall be implemented prior to any works being carried out on site.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times

Informatives:

- If land is proposed for adoption as public highway (S38), please contact Road Agreements Team – Roadagreements@oxfordshire.gov.uk, 01865 815700.
- A Construction Traffic Management Plan (CTMP) typically would be expected to contain some or all of the following in detail:
 1. The CTMP must be appropriately titled, include the site and planning permission number.
 2. Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
 3. Details of and approval of any road closures needed during construction.
 4. Details of and approval of any traffic management needed during construction.
 5. Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
 6. Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
 7. The erection and maintenance of security hoarding / scaffolding if required.
 8. A regime to inspect and maintain all signing, barriers etc.
 9. Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
 10. The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
 11. No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
 12. Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
 13. A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
 14. Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.

15. Any temporary access arrangements to be agreed with and approved by Highways Depot.

16. Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

This list is not exhaustive but is intended to provide the kinds of contents, which might be expected of a CTMP.

Detailed Comments:

The proposal seeks the creation of play, recreation, education and biodiversity features, a footpath and cycle network and other public amenities.

Cycle Storage

The car park adjacent the canal is requested to provide cycle parking in the form of seven "Sheffield" type cycle stands. These are requested to be uncovered.

Drainage

Our Drainage Team have raised the following concerns:

- Tree planting locations in close proximity to drains pipes.

Therefore, trees should be planting so as to not affect the long term integrity of surface water and foul water drainage systems by the ingress of tree roots.

Construction Impact

A Construction Traffic Management Plan will be required for consideration and approval prior to commencement of the site, to ensure minimum impact on the highway network, highway infrastructure and local residents, particularly at peak network times.

Officer's Name: Thomas Cockhill

Officer's Title: Transport Planner

Date: 02 December 2014

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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: 10 December 2014
