

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

District: Cherwell

Application no: 14/01835/REM

Proposal: Reserved matters to 05/01337/OUT – details of the proposed village square including 44 public parking spaces and landscaping public open spaces

Location: Longford Park Phase 2, Longford Park Road, Bodicote

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.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 14 December 2014

ANNEX 1
OFFICER ADVICE

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Location: Longford Park Phase 2, Longford Park Road, Bodicote

Transport

Recommendation:

Objection

Key issues:

- Highway Safety
- Parking
- Drainage
- Layout
- Accordance with Longford Park Design Code

Legal Agreement required to secure:

- Section 38 Highways Act 1980

Conditions:

1. That before the site in Longford Park 'Village Square - including 44 public parking spaces and landscaping public open spaces' 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. Before the site is first occupied in Longford Park 'Village Square - including 44 public parking spaces and landscaping public open spaces' 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.
3. 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 'Village Square - including 44 public parking spaces and landscaping public open spaces' 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.

4. 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.

5. 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)

Informatives:

No Comments

Detailed Comments:

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

The proposal seeks the creation of the Village Square, including 44 public parking spaces and landscaping public open spaces only. The application referring to firstly the Surgery, Retail and Apartments and the Nursery, Retail and Apartments application (14/01888/F) and finally the Community Hall and Youth Wing (14/01837/REM); are being dealt with separately and not part of this application response.

Summary

Taking the above into account, there are a couple 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: 12 December 2014
