

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

**District:** Cherwell

**Application no:** 15/00839/REM-2

**Proposal:** Amendment - Reserved Matters to 05/01337/OUT - 125 residential units on  
Parcels D and E

**Location:** Longford Park Parcel D And E Phase 3 Longford Park Road Bodicote

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## **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](mailto:planningconsultations@oxfordshire.gov.uk)).

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 08 September 2015

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## **Transport**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

Amendments required with regards to parking provision in the main and minor amendments to layout also required.

### **Conditions:**

1. Prior to the first occupation of any dwellings hereby approved, all of the estate roads, footways/footpaths shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's specifications.
2. 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. 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.

### **Informatives:**

For roads/footways etc. within the proposed development to be offered for adoption to the County Council (Local Highway Authority) a Section 38 Agreement will be required. For any private roads a Private Road Agreement will be required between the developer and Oxfordshire County Council. For guidance and information on road adoptions please contact the County's Road Agreements Team on 01865 815700 or email [Road.Agreements@oxfordshire.gov.uk](mailto:Road.Agreements@oxfordshire.gov.uk).

### **Detailed comments:**

Due to problems experienced on other schemes in the past, we would strongly advise that adoptable shared surfaces should generally be 5.5m wide, widening to 6m opposite garages and parking areas. The County Council will also require maintenance margins either side of the carriageway. We advise that these margins should be 800mm wide to enable the design

and installation of the street lighting system, as well as to maintain the kerb line in the future. These margins should be verge/grass or hard standing areas.

At the junctions to the Side Streets with the Primary Street there should be a continuous footway (minimum width 1.8m) either side of the Side Streets for at least 10m from the line of the junction with the Primary Street. At the transition to the shared surface there should be a rumble strip that denotes a change in character to the surface treatment.

The alignment of the edge of the carriageway adjacent to plot numbers 1017 to 1019 must be a smooth transition (compound curve) and not angular as shown on the submitted drawing. The width of the carriageway must not be any narrower than 5.5m at this point.

There are a number of areas where the proposed car parking provision as shown on the layout drawing is insufficient as follows;

1. There are no spaces allocated to plot 1010, in this location there is only 1 space for plot 1007. Each plot should have two spaces.
2. The apartment block i.e. units 965 to 976 should have 50% more parking of unallocated spaces which equates to 6 more spaces.
3. Plot numbers 903 to 906 requires four more allocated spaces.
4. Plot numbers 928 to 933 have one space for each plot when two spaces per plot is required.
5. Plot numbers 949 & 950 have one space for each plot when two spaces per plot is required. This also applies to plot numbers 987 to 991.

Plot number 922 should be set back from the edge of the proposed carriageway to allow for a buffer/grass verge or hard standing area.

There should be no high landscaping either side of the access adjacent to car parking areas numbered 1019 and 1022.

There will be a commuted sum (within the highway agreement with the County) for trees that are located within the proposed highway at rate of £1285 each tree.

To conclude there are no objections to the 'Reserved Matters' application subject to the above amendments/conditions being implemented/imposed.

**Officer's Name: Jeff Hernandez**

**Officer's Title: Senior Engineer**

**Date: 04 September 2015**

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