

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

District: Cherwell

Application no: 14/01366/REM

Proposal: Reserved Matters Application to 10/01642/OUT - Erection of 74 dwellings with associated car-parking, infrastructure and public open space

Location: Former Building 32 & Adj Land At Heyford Park Camp Road Upper Heyford Bicester OX25 5LX

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: 25 September 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation

Objection

Key issues

- A number of the parking spaces on the private drives appear to be close enough to the edge of the driveway for it to be not possible to turn and exit the driveway in forward gear.
- Parking spaces appear to be substandard length.
- Garage dimensions are sub-standard.
- The pedestrian footway does not penetrate the north eastern portion of the development.
- The plans will need to show that the site is accessible to a refuse vehicle.
- A detailed layout plan of the access onto Camp Road needs to be submitted to include demonstration of visibility splays.

Conditions

Should the local planning authority decide to grant planning permission, then the following conditions should be applied.

- D9 – New Estate Roads;
- D15 – Parking and manoeuvring Areas retained;
- Prior to occupation of the dwellings the relevant provisions in the approved site wide travel plan are to be implemented.

Informative

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

All works in and immediately adjacent the highway will be subject to a separate agreement with the County Council under Section 278 of the Highways Act.

Detailed Comments

Parking

A number of the parking spaces on the private drives on Drawing No.014/085/SP appear to be close enough to the edge of the driveway for it to be not possible to turn and exit the driveway in forward gear. This applies specifically to the following spaces:

- Plot 17 east;
- Plot 18 east;
- Plot 44 north;
- Plot 57 west;
- Plot 61 east.

The site layout will need to be amended such that it is possible for cars at all parking spaces on private driveways can access and egress the estate road in a forward gear. This will need to be demonstrated showing the vehicle swept path of an estate car on a scale drawing. The swept path of a refuse vehicle accessing all areas of the estate road will also need to be shown on the plan.

All parking spaces will need to be provided in accordance with OCC's minimum dimensions. These require a minimum 5.0m in length with width varying from 2.5m to 2.9m depending on obstructions. The spaces on Drawing No.014/085/SP do not appear to conform to these standards.

OCC's parking standards require a minimum internal garage space of 6.0m (length) by 3.0m (width). The garage dimensions shown on Drawing No.014/086/GD demonstrate only the external dimensions of the garages, and these appear to fall short of OCC's minimum internal dimensions. Garage dimensions will need to be amended and demonstrated accordingly.

Pedestrians

The key to Drawing No.014/085/SP does not specifically identify a pedestrian footway. However, it is assumed that it is represented by the pale grey area adjacent to the carriageway. This surface does not penetrate the north eastern part of the development site. This arrangement will need to be amended such that all dwellings are accessible to pedestrians via a footway.

Estate Road

The estate road will need to be of a design and layout such that it can be traversed by a standard size refuse vehicle. This will need to be demonstrated by vehicle swept path analysis on a scale drawing.

To ensure suitable access onto the road network a detailed layout plan of the junction of the access road onto Camp Road needs to be submitted. Visibility at this junction will need to be compliant with the Manual for Streets. This will need to be demonstrated on a scale drawing.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 18 September 2014
