

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

District: Cherwell

Application no: 14/01478/REM

Proposal: Construction of a road with associated infrastructure within the Heyford Park development.

Location: Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

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: 09 October 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation

Objection

Key issues

- The plans do not demonstrate a visibility splay at the junction of the access road with Camp Road.
- An 11.39m refuse vehicle is shown to cross the centre of the road in two places, and overhang in two places which is not acceptable.
- OCC would accept tracking for a 10.0m refuse vehicle.

Conditions

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

- D9 – New Estate Roads

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

The plans do not demonstrate a visibility splay at the junction of the access road with Camp Road. Visibility at this junction will need to be demonstrated as being compliant with the manual for streets. For a 30mph road the requirement is 2.4m x 43.0m.

On plan No.HEYF/5/850 an 11.39m refuse vehicle is shown to cross the centre of the road in two places, and to overhang in two places. OCC do accept overhang over verge, but will not accept overhang over footways or parking bays. OCC would accept tracking for a 10.0m refuse vehicle.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 08 October 2014

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Ecology

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>

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 06 October 2014
