

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

**District:** Cherwell

**Application no:** 14/01500/REM

**Proposal:** Reserved Matters to outline application (10/01642/OUT) - Erection of 50 dwellings with associated car parking, infrastructure and associated works

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

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**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.**

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 06 October 2014

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**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.

#### Conditions

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

- D9 – New Estate Roads

#### Informatives

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.

**Officer's Name:** Chris Nichols

**Officer's Title:** Transport Development Control

**Date:** 06 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

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