

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

District: Cherwell

Application no: 15/00344/REM-2

Proposal: Reserved matters to 05/01337/OUT - 107 dwellings, associated parking and access arrangements, drainage, landscaping and materials.

Location: Parcel E Phase 4 Longford Park Road Bodicote

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 20 November 2015

District: Cherwell

Application no: 15/00344/REM-2

Proposal: Reserved matters to 05/01337/OUT - 107 dwellings, associated parking and access arrangements, drainage, landscaping and materials.

Location: Parcel E Phase 4 Longford Park Road Bodicote

Transport

Recommendation:

No objection subject to conditions

Conditions:

i. Prior to the first occupation of any of the dwellings in Longford Park Parcel E hereby approved, all of the estate roads and footways/footpaths within the Parcel shall be laid out, constructed, lit and drained and if required temporary or permanent traffic calming to the Oxfordshire County Council's Specifications.

Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

ii. Prior to the construction of each road, parking/turning area, lane or footway/footpath, full details of its final surface treatment; drainage and street lighting for that element of the highway shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the road, lane or footpath shall be constructed in accordance with the approved details prior to occupation of any dwelling on the parcel.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework. These details are required at pre-commencement stage to ensure that the roads are constructed in an appropriate manner from the outset in the interests of highway safety and the quality of the residential environment.

iii. 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.

Reason - In the interests of the safe operation of the highway.

Informatives:

For roads within the proposed development to be offered for adoption to the County Council a Section 38 Agreement will be required. For any significant 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.

Detailed comments:

Drainage:

The surface water main system is being adopted by Thames Water; therefore they are best suited for agreeing the design is acceptable.

The road gullies, (*not currently shown on the Drainage Strategy Plan*) which are going in on the adoptable highways will be adopted by Oxfordshire County Council subject to them being constructed to highway standard details and should be picked up a later stage when the full design is available. As they are not currently shown on the Drainage Plan we cannot comment further.

Conclusion:

The following comments relate to the amended drawing ref: 40256/ 001 AG.

Regarding the above named Reserved Matters application, Oxfordshire County Council as Local Highway Authority hereby notifies the District Authority that they have no objections to the Reserved Matters application, although, we recommend the conditions set out above are imposed upon any approval that may be granted.

Officer's Name: Jeff Hernandez

Officer's Title: Senior Engineer

Date: 19 November 2015
