**From:** White, Joy - E&E [mailto:Joy.White@Oxfordshire.gov.uk]
**Sent:** 03 October 2016 17:27
**To:** Matthew Coyne; Planning
**Cc:** Planning Consultations - E&E; Barrett, Adam - E&E; Richardson, Julian - E&E; Kirkwood, Anthony - E&E
**Subject:** 16/00422 DISC - Land NE of Skimmingdish Lane, Bicester

Dear Matt

Re: Conditions 2, 10 and 13 of 15/01012/OUT

Condition 2 relates to a phasing plan.  I have the following comments:

* Phase 1 Highway Works do not cover the full extent of the off-site highway works agreed in S106.  It should include the footway/cycleway along Skimmingdish Lane and the Toucan Crossing.  These are all required to be complete prior to first occupation.  Also it does not cover the carriageway widening on the SE arm of the Launton Road Roundabout.
* The diverted footpath does not appear to be included with any of the phases – this requires clarification.
* Until these details are sorted out, the Highway Authority objects to the discharge of this condition

Plans submitted for conditions 10 and 13 appear to be in accordance with indicative drawings agreed at outline planning stage.  It is understood that a S278 application has been made and the detail will be subject to technical approval as part of that process.  Therefore, the Highway Authority has no objection to the discharge of these conditions, subject to technical approval and compliance.

However, I have the following queries, which I would expect to be addressed during technical approval:

* Drainage on the A4421 SE of the roundabout is marked to discharge into Langford Brook.  The acceptability of this will need to be confirmed.
* Trees within the highway boundary between the roundabout and the new Toucan crossing are marked to be protected, but might have to be removed to maximise forward visibility.

For information, fees to cover the cost of formal consultation required for the bus stop clearways and toucan  crossing will be charged as part of the S278 process.

Also to note:

* the details of the bus shelter proposed will need to be approved by Bicester Town Council.
* There may be opportunities to dovetail works with the access works for the residential site opposite (bellmouth shown dotted on the plans for this application)

Kind regards

Joy

Joy White

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