

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

**District:** Cherwell

**Application No:** 17/01119/REM

**Proposal:** Reserved Matters to 10/01642/OUT - Dorchester Phase 7B, comprising of the provision of nine, two bedroom affordable dwellings with associated landscaping, car parking, infrastructure and external works.

**Location:** Phase 7 Heyford Park Camp Road Upper Heyford

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## **Purpose of document**

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

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

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## **Transport**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

- The shared space access road needs to have total width of 6m.

### **Legal Agreements**

Should the applicant wish to offer the access road into the development for adoption as public highway maintainable at public expense, an agreement will be required under Section 38 of the Highways Act 1980 to allow the Local Highway Authority to adopt this access road.

### **Conditions:**

#### **Access Road and On-street Parking Bays**

Prior to the commencement of development, full details of the access road, together with the two proposed on-street parking bays within the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall only commence in accordance with the approved details.

**Reason:** In the interests of road safety in accordance with the National Planning Policy Framework

### **Informatives:**

#### **Oxfordshire County Council Residential Roads Design Guide**

Although the access road, at the point at which it passes the two on-street visitor parking spaces appears to be a road that the applicant does not intend to offer for adoption as public highway, it should be widened so as to maintain a total width of 6m exclusive of the on-street parking bays. This will allow for a safe area for pedestrians to use the road and will also allow two vehicles to pass each other safely. This is in accordance with the Roads Hierarchy in Paragraph 5.2 of Oxfordshire County Council's Residential Roads Design Guide, which can be accessed at: <https://www.oxfordshire.gov.uk/cms/content/transport-development-control-tdc>.

## **Detailed comments:**

### **Access Road**

It is difficult to tell from the Heyford Design Code whether the applicant intends for the access road into this development and the bell-mouth at the point at which it meets Camp Road as this phase of the development is located in a different place to the one it was allocated in the Design Code for the Upper Heyford development. The two visitor parking bays on the eastern side of the access road reduce the useable road width to 4m. This is not sufficient to allow two vehicles to pass each other safely and to allow pedestrians and vehicles to share the space safely. The access road should be widened to 6m to allow two vehicles to pass each other safely and to allow pedestrians to share the space (see the Informatives Section).

### **Turning Area**

It appears that this will not be offered for adoption. The applicant has also provided vehicle tracking for a car and a Fire Engine. Therefore, I have no objection regarding this issue.

It also appears that the refuse from the site will be collected from a Bin Collection Point near the bell-mouth of the access on the western side of the road. Therefore, a refuse vehicle will not need to enter and turn in the site. Therefore, I have no comments to make regarding this issue.

### **Drainage**

Our Drainage Engineers have no objection to the plans proposed.

**Officer's Name: Will Marshall**

**Officer's Title: Senior Transport Planner**

**Date: 26 June 2017**

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