**From:** Rossington, Craig - E&E [mailto:Craig.Rossington@Oxfordshire.gov.uk]
**Sent:** 05 October 2017 14:37
**To:** John Gale
**Cc:** Cllr Ian Corkin
**Subject:** 17/01847/F | Alterations to existing site access including installation of replacement security gates and erection of gatehouse | Bicester Heritage Buckingham Road Bicester OX26 5HA

Dear John,

I have looked over the above planning application and have the following comments to make.

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**Planning application:** 17/01847/F

**Location:** Bicester Heritage Buckingham Road Bicester OX26 5HA

**Description:** Alterations to existing site access including installation of replacement security gates and erection of gatehouse

**Type:**                                     Full

**Case officer**:                        John Gale

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**Recommendation:**

Oxfordshire County Council, as the Local Highways Authority, hereby notifies Cherwell District Council that it ***objects***  to the granting of planning permission.

The applicant has not demonstrated safe and suitable access for all in line with the NPPF, particularly for pedestrians accessing the site from the south.

**Comments:**

Clearly, this proposal does not generate any additional movements to and from the site by staff and/or visitors.  However, elsewhere I have objected to development proposals on the Bicester Heritage site on the grounds that safe and suitable access has not been demonstrated, not just because the current entrance arrangements have no separate pedestrian route through the gate itself but also because of the lack of pedestrian routes to and from the gate from the A4421.  Whilst the dedicated pedestrian footway on the north side of the improved entrance gate is welcomed, the loss of the section of footway on the south side of the existing entrance represents a worsening in conditions for pedestrians.  I appreciate the suggestion on the proposed site entrance plan that pedestrian routes to and from the gate from the A4421 will be agreed with OCC (shown in green) but it is not clear when these will be provided or what they connect to.  Even now, some pedestrians will continue to approach the site from the south in the grass verge of the A4421.  Until the green route is provided and pedestrians walking along the east side of the A4421 can get to it, the loss of the short section of footway that exists on the south side of the current entrance means that they will have to cross both lanes of the entrance to get to the pedestrian entrance without any assistance.  My suggestion would be for a short section of footway to be provided on the south side of the entrance as previously which would lead to some kind of crossing facility as envisaged by the green route, to give safe access to the pedestrian gate on the north side.

If the district council grants planning permission, the following condition is recommended:

**Pedestrian routes**

Prior to commencement of the development hereby approved, plans showing pedestrian access routes to and from the A4421 on the north and south side of the proposed entrance will be submitted to and agreed in writing by the Local Planning Authority.  Thereafter, the pedestrian access routes will be constructed before first use of the development

If you would like to discuss any of the above in more detail, then please get in touch.

With best wishes

Craig

Craig Rossington

Senior Transport Planner

Transport Development Control

Cherwell and West Oxfordshire Locality

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