**District:** Cherwell

**Application no: 17/0020/DISC**

**Proposal:** Discharge of Conditions No. 5 (Solar PV), 6 (District Heating System), 22 (vehicular Accesses), 29 (Parking and Manouvering), 30 (Rainwater Harvesting), 35 (Fruit Trees), and 36 (Allotment Management), in relation to Application No. 10/01780/HYBRID.

**Location:** Bicester Eco Town, Bicester

Transport Development Control

**Recommendation:**

Objection

**Key issues:**

* Some of the parking and turning areas to not conform to the specifications set out in Oxfordshire County Council’s Residential Roads Design Guide.

**Informatives:**

**Oxfordshire County Council Residential Roads Design Guide**

The applicant is advised to look at Oxfordshire County Council’s Residential Roads Design Guide for advice on the parking and layout of new residential developments. This can be accessed at: <https://www.oxfordshire.gov.uk/cms/content/transport-development-control-tdc>.

**Detailed comments:**

**Condition 22 (vehicular Accesses)**

**Access Roads**

My colleagues in Oxfordshire County Council’s Road Agreements team have completed a technical audit on the stretches of access road marked in yellow (carriageway and shared space areas) and red hatching (maintenance margins). These are due to be adopted as public highway by the Local Highway Authority. Our Road Agreements team have not found any outstanding issues with these stretches of access road so I am prepared to recommend that this condition is discharged in relation to these areas.

However, some of the un-adopted access roads do not meet the dimensions given in our Design Guide. For example, the Design Guide states that shared space areas should be at least 6m in width to allow two cars to pass each other safely and to allow one car to pass a refuse vehicle. The access road that serves the parking court which provides parking spaces for dwellings 236-238 and 265-267 is only 4.5m in width.

Also, the access road that serves the parking court with spaces numbered 256-263, plus the rear parking for two other dwellings, appears, on Drawing No. 15-1859 20-3-C01, to be 4m in width, narrowing to only 2.5m at certain points. This is not sufficient to allow two cars to pass each other safely and could lead to collisions, particularly around the bend west of the parking court.

The access road serving the parking court which has allocated spaces for plots 239, 286-289, 267-268, and 293-295 on drawing No. 15-1859 20-3-C01 appears to be only 4.5m in width. This road needs to be 4.8m in width to allow two cars to pass each other safely.

**Condition 29 (Parking and Manoeuvring Areas)**

The dimensions of the parking and turning areas appear to adhere to the standards set out in the Residential Roads Design Guide. Therefore, I have no objection to this condition being discharged.

**Officer’s Name:** Will Marshall

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

**Date:** 31 May 2017