

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

**District:** Cherwell

Application no: **17/00973/REM**

Proposal: Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works

Location: Heyford Park, Camp Road, Upper Heyford, Bicester OX25 5HD.

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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 technical team response(s). Where local members 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

### **Key issues**

- Parking provision accords with the Heyford Park Design Code.
- Adoptable areas must be built to appropriate standards.

### **Conditions**

D5 Vision Splay details.

D9 New Estate Roads

D10 Estate Accesses, Driveways and Turning Areas

D15 Parking and Manoeuvring Areas Retained

D19 Cycle Parking Provision

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (October 2010 / Ref C11234 ES 001 / Waterman) and FRA Compliance Document ( March 2017 / 16871 B4/ Woods Hardwick) and the following mitigation measures:

- *Limiting the surface water run-off generated by the 100 year return period critical storm so that it will not exceed the run-off from the undeveloped existing site and not increase the risk of flooding off-site, while taking climate change into account. (Paragraph 3.20 of the FRA)*
- *Attenuation tanks , oversized pipes and flow control devices ( March 2017 / Drawing No. HEYF – 5 – 970 – A / Proposed Engineering Layout / Woods Hardwick)*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **Informatives**

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to

protect the interests of prospective frontage owners. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

Prior to commencement of development, a separate consent must be obtained from OCC Road Agreements Team for the new highway vehicular accesses and the adoptable area under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

## **Detailed comments**

### **Transport Development Control**

Parking provision meets the standards set out in the Heyford Park Design Code, however this is minimal and the level of provision is likely to lead to on-street parking and the use of the visitor space shown below the south east section of the red line boundary. Swept path analysis demonstrates that parking is accessible.

### **Road Agreements**

The adoptable highway shown on plan No.0521-PH5C-107 will need to be designed and constructed in accordance with the Heyford Park Design Code, and to the satisfaction of the County under a Section 38/278 agreement.

**Officer's Name: Chris Nichols**

**Officer's Title: Transport Development Control**

**Date: 07 June 2017**

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