

**LAND AT SOUTH SIDE,
STEEPLE ASTON,
OXFORDSHIRE**

TRANSPORT STATEMENT



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1 Introduction

1.1 General

1.1.1 Rectory Homes (RH) has commissioned MJA Consulting (MJA) to prepare a Transport Statement (TS) for a small-scale residential development at land off South Side, Steeple Aston in Oxfordshire.

1.1.2 The site covers circa 0.8ha in area and comprises of an open field with a small agricultural shed at the eastern boundary. **Figure 1** shows the location of the site.



1.1.3 The development site is situated at the western extent of the settlement of Steeple Aston and is generally rectangular shaped. It is bounded by South Side to the north; existing residential properties to the east; a car workshop to the east; and agricultural fields to the south.

2 Local Highway Conditions

2.1 Highways

- 2.1.1 The site is currently accessed from South Side, which is a single carriageway road with variable widths (5.7m – 5.0m) in the vicinity of the access. South Side is subject to 30mph speed limit, however around 20m to the west of the site South Side is subject to the national speed limit. It has verges on both sides and leads to the A4260 Oxford Road to the west. The A4260 Oxford Road then provides a link towards Banbury and the M40 to the north, and Oxford and the A34 in the southerly direction.
- 2.1.2 To the east of the site South Side runs through Steeple Aston, and becomes Heyford Road at the junction with The Dickredge. Heyford Road continues south and connects with B4030 Station Road. To the east the B4030 routes towards Bicester, whilst to the west, at Enstone, it connects with the A44.
- 2.1.3 South Side is generally straight in the vicinity of the site, with a gentle right-hand bend in the easterly direction and falls gradually from west to east along the site frontage.
- 2.1.4 There are no footways along South Side in the immediate vicinity of the site. To the east South Side provides connections to Water Lane and Paines Hill. Both of these roads have footways and provide links to the village hall and primary school.

3 Development Proposals

3.1 General

- 3.1.1 It is proposed to construct six 4-bedroom houses. The general layout of the site together with parking arrangements can be seen at **Appendix A** (see **Dwg.No.P.224.SP.01**).
- 3.1.2 It can be seen from the site layout, the housing arrangement will generally be linear.

3.2 Site Access

- 3.2.1 Vehicular access for the site will be provided via a simple priority T-junction onto South Side to serve the scheme. This will replace the existing site access and will involve 6m junction radii and a 6m shared surface road. It will continue into the site and reduce in width to 4.8m.
- 3.2.2 An additional pedestrian access point will be provided onto South Side at the eastern extent of the site.
- 3.2.3 The preliminary site access arrangement is shown on **Dwg.No.5517:300** (see **Appendix B**). This shows that 2.4x90m visibility splay can be achieved to the west of the site access, whilst 2.4 x 43m visibility splay can be achieved to the east of the proposed access.

3.3 Parking facilities

- 3.3.1 A total of 20no. parking spaces will be provided within the curtilage. These comprise of 10no. garages spaces and 10no.parking bays/driveways. All parking spaces will be allocated to specific dwellings within the curtilage.
- 3.3.2 A mix of car parking provision is proposed for the site. It can be seen on the site layout at **Appendix A** that each property has a garage, and depending on the house type the garage will be integral or standalone but within curtilage.
- 3.3.3 As illustrated on the site layout plan the parking spaces are evenly distributed throughout the site. It is considered that the total of 20no. spaces is appropriate to meet the needs of residents and their visitors.

3.3.4 Oxfordshire Countywide Parking Guidance states that the cycle parking for the residential development should be provided as follows:

- 2+ bed dwelling – 2 cycle spaces

3.3.5 Safe and secure cycle parking will be provided for each residential dwelling. These will be provided in garages.

3.4 Swept path analysis

3.4.1 Swept path analysis has been carried out for the proposed site, details of which are shown at **Appendix C**.

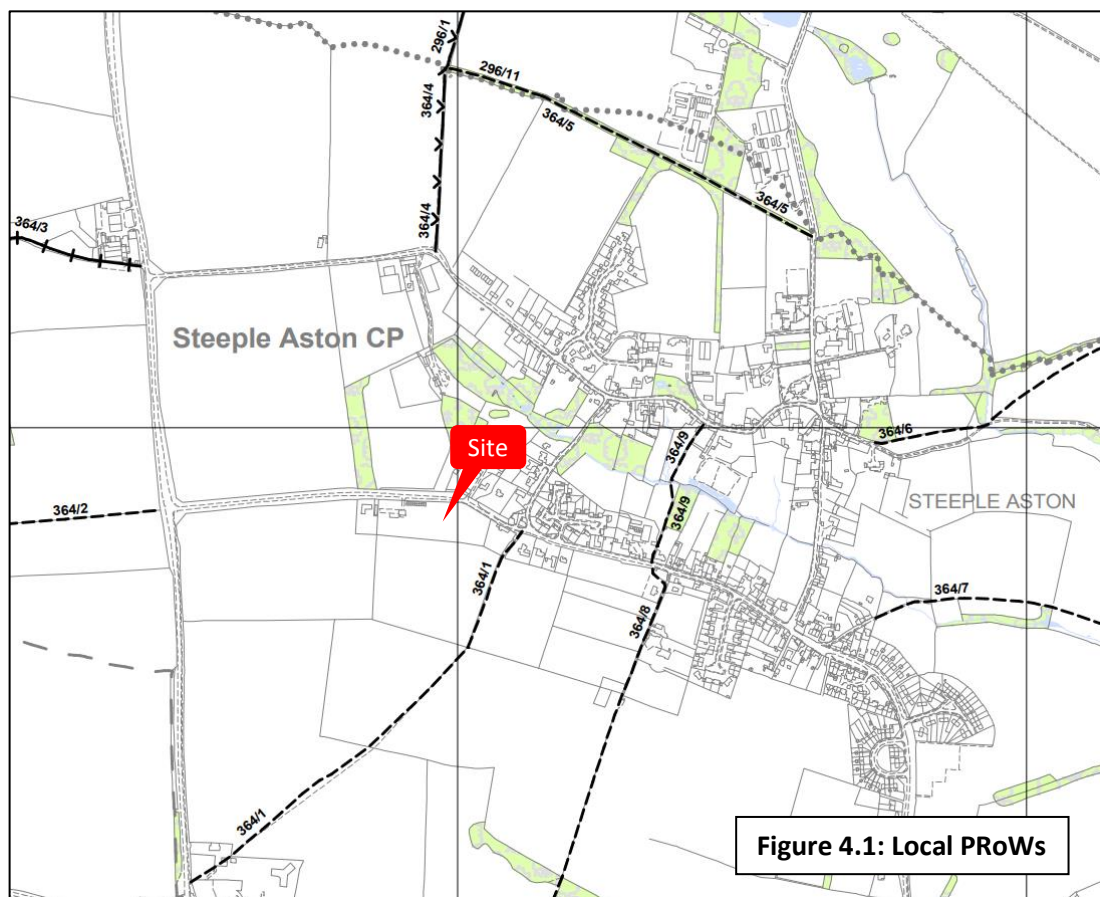
3.4.2 The vehicle manoeuvres of a refuse vehicle and fire tender are shown on **Dwg.No.5634:301**, which demonstrates that the site layout provides adequate space for these service vehicles to safely enter the site, manoeuvre around the site and exit in forward gear.

3.4.3 Refuse collection areas will be provided in the vicinity of Plots 1-2 and 5-6 to minimise carry distances.

4 Sustainable Travel and Local Amenities

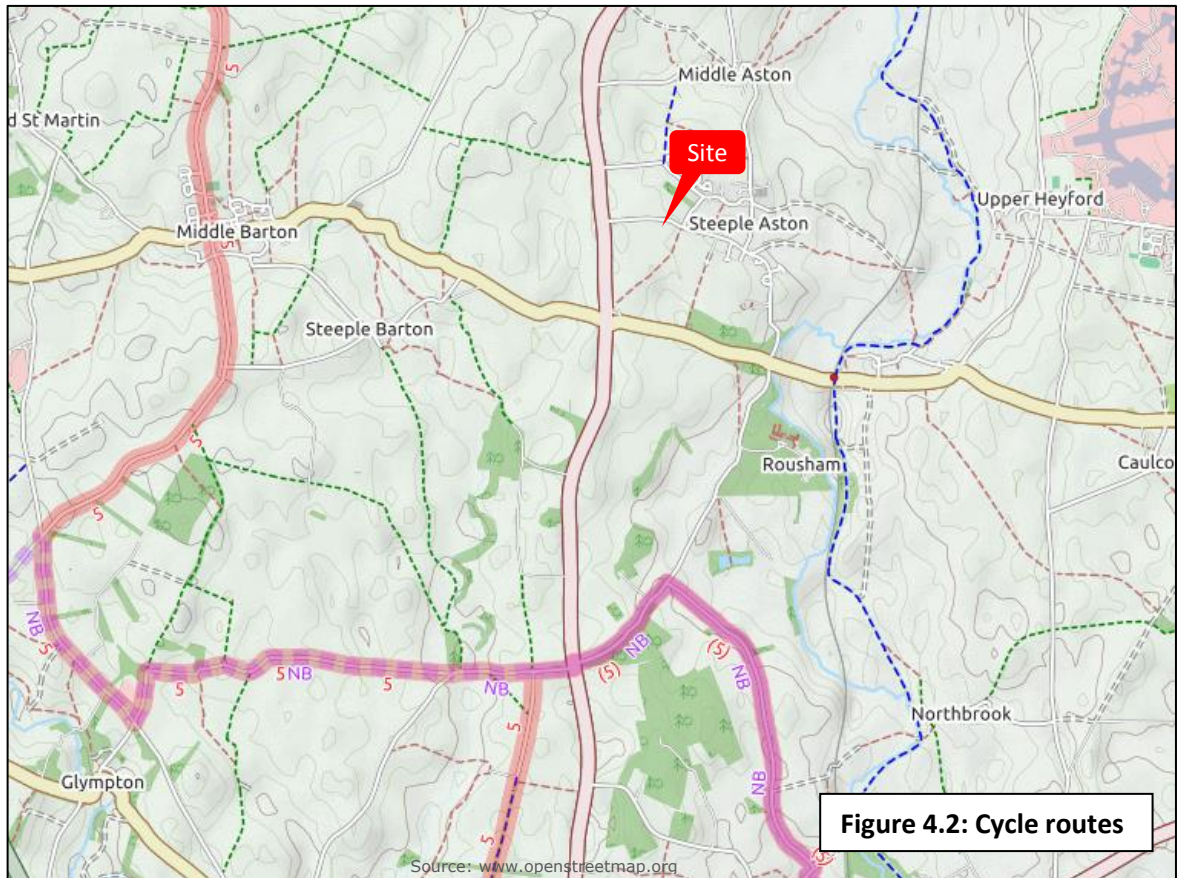
4.1 Walking

- 4.1.1 The entire village of Steeple Aston is located within 1km from the site.
- 4.1.2 Footways are provided along Walter Lane and Paines Hill. Footways are also provided on South Side, east of the site.
- 4.1.3 A network of Public Right of Ways (PRoW) exist throughout Steeple Aston, as shown in **Figure 4.1**. These include PRoW 364/1 which is located to the east of the site and routes in a southerly direction to provide pedestrian links between South Side and Hopcrofts Holt.



4.2 Cycling

- 4.2.1 The cycle route NCR5 runs to the west of Steeple Aston, and provides a direct route by low trafficked roads to Oxford via Woodstock to the south, and Banbury to the north. The route consists of the mixture of quite roads and traffic-free sections. An extract of Sustrans cycle map is shown in **Figure 4.2**.

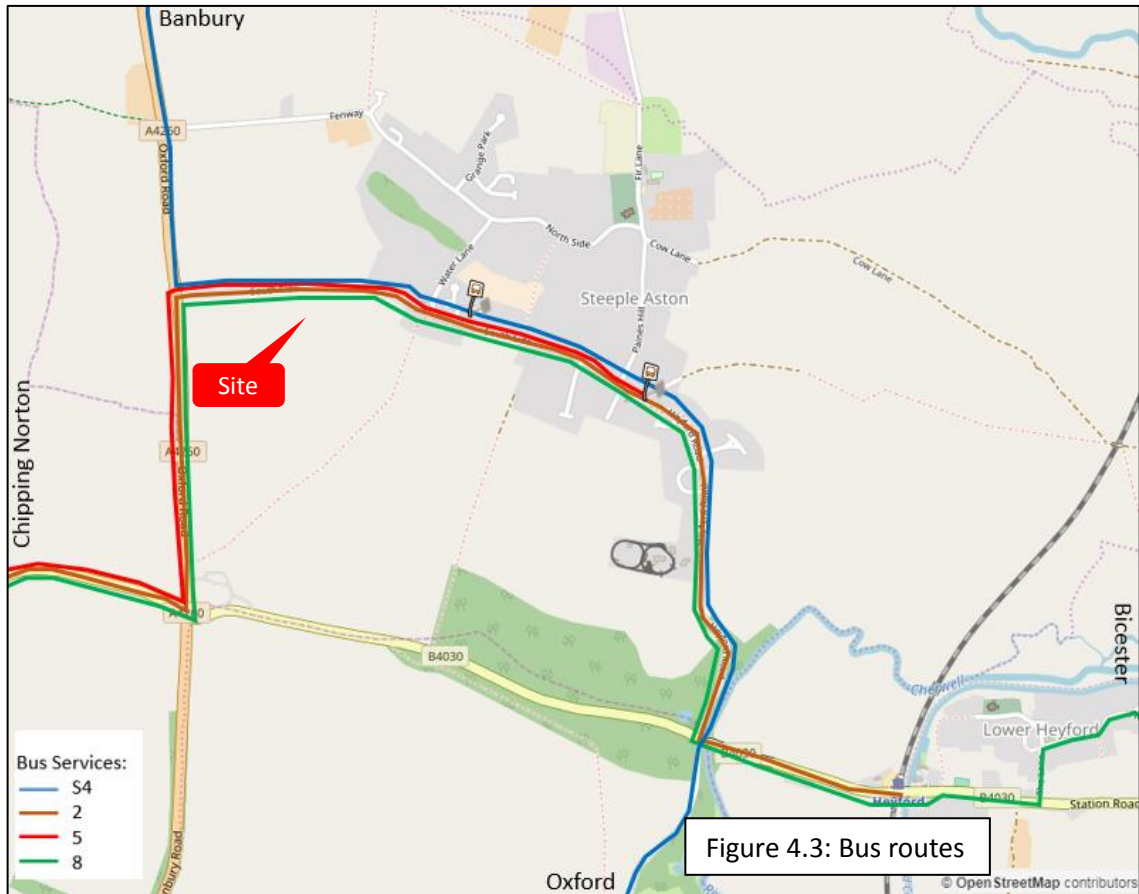


4.2.2 The town of Woodstock is approximately 10km to the south of the site and represents a cycle journey of 31 minutes. Kidlington is approximately 13km to the east and around a 36-minute cycle journey.

4.3 Public Transport

4.3.1 Bus stops are located on South Side in the vicinity of Bradshaw Close, which is around 270m to the east of the site. Both stop are equipped with flagpole and provide timetable information. In addition the westbound stop has a shelter.

4.3.2 These bus stops are served by the OurBus Barton Service 2, 5 and 8 and Stagecoach Oxfordshire Service S4. **Figure 4.3** shows the location of the local bus stops and the bus services that route past the site.



4.3.3 The above services are summarised below in **Table 4.1**.

Table 4.1: Local bus services departing Steeple Aston								
No.	Route	Operator	Mon - Fri		Sat		Sun	
			First	Last	First	Last	First	Last
S4	Oxford - Steeple Aston - Deddington - Banbury	Stagecoach	07:29	20:00	08:04	20:00	08:04	20:00
S4	Banbury - Deddington - Steeple Aston - Oxford	Stagecoach	06:26	18:21	07:11	18:21	09:01	17:01
2	Middle Barton - Steeple Aston - Middle Barton	OurBus Barton	07:21	18:26	No Service		No Service	
			3 per day					
5	Middle Barton – Steeple Aston – Chipping Norton	OurBus Barton	08:50 Wednesdays		No Service		No Service	
5	Chipping Norton - Steeple Aston – Middle Barton	OurBus Barton	12:26 Wednesdays		No Service		No Service	
8	Middle Barton – Steeple Aston – Bicester	OurBus Barton	10:40 Fridays		No Service		No Service	
8	Bicester - Steeple Aston – Middle Barton	OurBus Barton	14:06 Fridays		No Service		No Service	

4.3.4 Heyford Railway station is located approximately 2.2km to the south- east and can be accessed via a 25-minute walk or 8-minute cycle journey. Heyford Station is operated by Great Western Railway and provides services to Oxford/London Paddington and Banbury roughly every 90 minutes, with approximately 11 services to Oxford and 13 services to Banbury Monday to Saturday.

4.3.5 There are cycle and car parking facilities and shelters at the platforms. The level access is provided to Banbury Platform, whilst access to Oxford platform is via stepped foot bridge.

4.4 Local Amenities

4.4.1 The village of Steeple Aston benefits from a number of amenities as found in a typical village of its size. As summary of the facilities are shown in **Table 4.2** below.

Table 4.2: Local amenities				
Description	Distance from site	Location	Walk time (5kph)	Cycle time (18kph)
The Red Lion public house	150	South Side	2 mins	
Bus Stops	270m	South Side	3 mins	-
Post Office	700m	South Side	7 mins	2 mins
Village Shop	700m	South Side	7 mins	2 mins
Steeple Aston Church	800m	North Side	10 mins	2 mins
Village Hall/Play Area	900m	Fir Lane	11 mins	3 mins
Sports and Recreation Centre	900m	Fir Lane	11 mins	3 mins
Garden Allotments	1km	Fir Lane	12 mins	3 mins
Dr Radcliffe's CE Primary	1km	Fir Lane	12 mins	3 mins
Steeple Aston Pre-school	900m	Fir Lane	11 mins	3 mins
Business Park	1.5km	Fir Lane	18 mins	5 mins
Londis groceries	1.1km	A4260	15 mins	4 mins

5 Summary and Conclusion

5.1 Summary

- 5.1.1 Rectory Homes is proposing to develop a small-scale residential scheme at the land south of South Side, Steeple Aston. This will provide six residential dwellings on the site. South Side is a lightly trafficked road which leads into the centre of Steeple Aston Village.
- 5.1.2 The development site is generally rectangular in shape and circa 0.8ha in area. It is bounded to the east by existing residential properties; to the north by South Side; open fields to the south; and a car workshop to the west.
- 5.1.3 It is proposed to access the site from South Side, via the new priority T-Junction. Visibility splays of 2.4m x 43m to the east and 2.4 x 90m to the west are achievable at the site access and shown on **Dwg.No.5634:300**.
- 5.1.4 Steeple Aston offers a range of local amenities, facilities and education opportunities, which are within reasonable walking distances from the site.
- 5.1.5 Public transport is available to the surrounding settlements, via regular bus services operating along South Side. The bus stops are around 270m of the site and well within recommended walking distance.

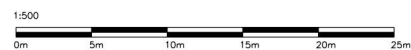
5.2 Conclusion

- 5.2.1 The proposed residential scheme will be small-scale and its traffic generation is considered to be negligible during the peak hours. It is located in close proximity to the village centre and regular bus service and deemed to be sustainably located.

Appendix A

Site Layout

(Dwg.No.P.224.SP.01)



PROJECT: South Side, Steeple Aston			
DRAWING: Proposed Site Plan			
DEPARTMENT: Planning	DRAWN BY: GL	CHECKED BY:	
DRAWING No: P.224.SP.01	SCALE: 1:500	PAPER: A3	REV: D
STATUS: PROPOSED	DATE: 28.07.17		



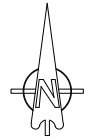
RECTORY LTD RECTORY HOUSE THAME ROAD
HADDENHAM, AYLESBURY, BUCKINGHAMSHIRE, HP17 8DA
T: 01844 295100 F: 01844 295350 www.rectory.co.uk



Appendix B

Indicative Site Access

(Dwg.No.5634:300)



B	18.12.17	Amended to suit new layout	KRS
A	09.11.17	Amended to suit new layout	KRS
REV. No.	DATE	DESCRIPTION	INITIALS

Client



Project Land at South Side,
Steeple Aston

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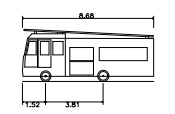
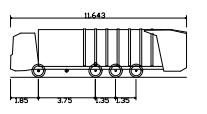
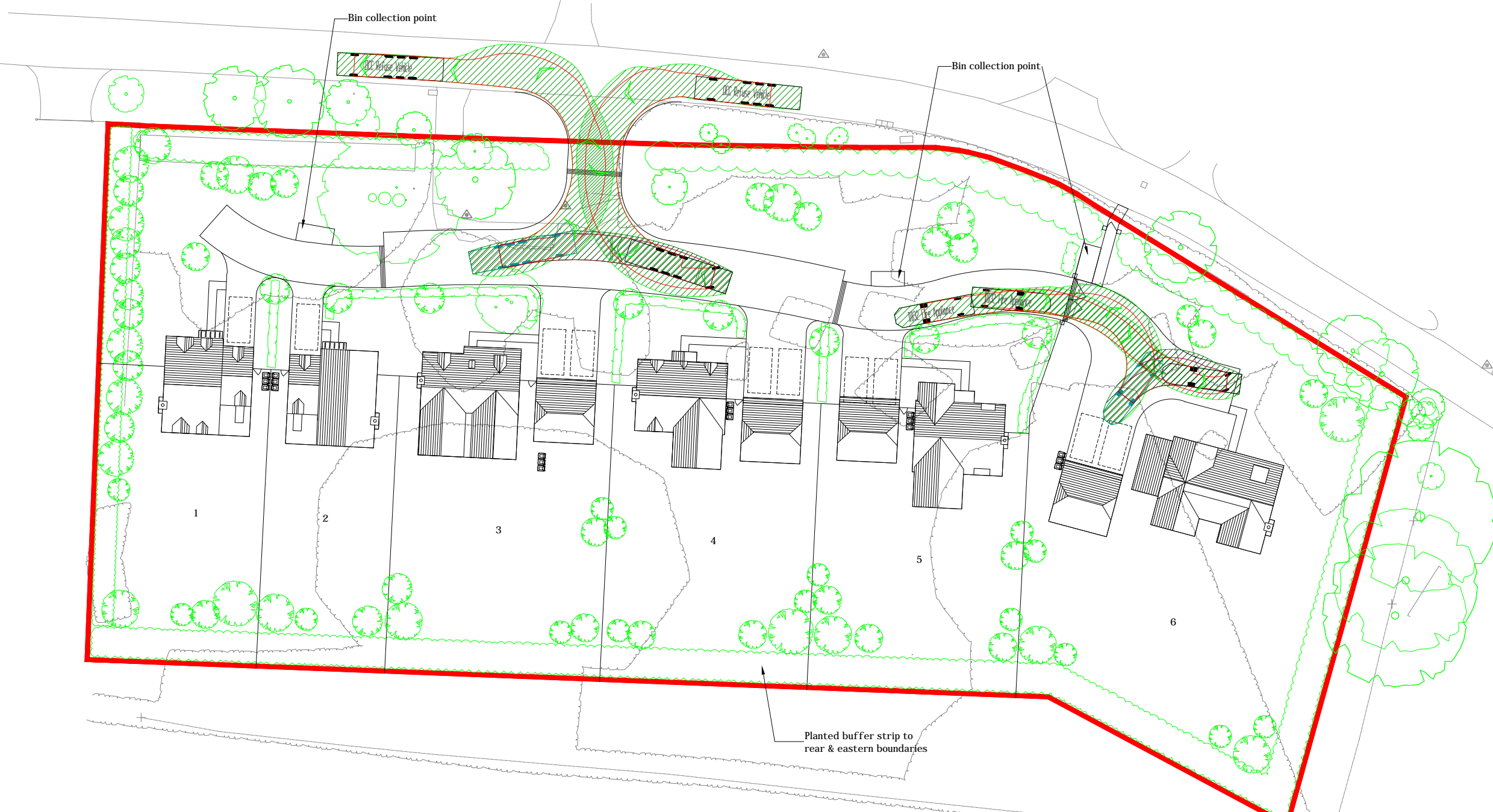
Title	Scale	Date	Drawing No.	Rev
Indicative Site Access	1:500@A3	Oct'17	5634:300	B
	Checked	Drawn		
		KRS		



Appendix C

Vehicle Tracking

(Dwg.No.5634:301)



DCC Refuse Vehicle	11.643m	8.680m
Overall Length	3.205m	4.130m
Overall Width	2.500m	4.437m
Overall Body Height	4.000m	2.141m
Min Body Ground Clearance	4.000s	6.000s
Track Width	11.250m	7.910m
Lock to lock time		
Wall to Wall Turning Radius		

A	18.12.17	Amended to suit new layout	KRS
REV. No.	DATE	DESCRIPTION	INITIALS

Client



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Title	Scale	Date	Drawing No.	Rev
Vehicle Tracking	1:500@A3	Oct'17	5634:301	A
Checked		Drawn		
		KRS		

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