

TRANSPORT STATEMENT
Land at South Side, Steeple Aston

Engineering, Design and
Surveying Consultants







from inception to completion

Document History

Issue	Date	Description	Prepared By	Checked By
1	9 May 19	Draft for client comment	T Foxall	-

Glanville

Glanville Consultants is a multi-disciplinary engineering, design and surveying consultancy with the following expertise:

-  Structural Engineering
-  Civil Engineering
-  Transport and Highways
-  Geomatics (Land Surveying)
-  Building Surveying
-  BIM

Cornerstone House
62 Foxhall Road
Didcot
Oxfordshire OX11 7AD

Offices also at:

3 Grovelands Business Centre
Boundary Way
Hemel Hempstead
Hertfordshire HP2 7TE

Telephone: 01235 515550

Telephone: 01442 835999

postbox@glanvillegroup.com
www.glanvillegroup.com

© Glanville Consultants Ltd. All rights reserved.

This report contains confidential information intended solely for the recipient. No part of this report may be copied, reproduced or stored electronically without prior written permission from Glanville Consultants Ltd. This report has been prepared in accordance with the commissioning brief and is for the client's exclusive use unless otherwise agreed in writing. Glanville Consultants Ltd does not accept liability for any use of this report, other than for the purposes for which it was originally prepared and provided. Third parties should not use or rely on the contents of this report without written permission from Glanville Consultants Ltd.

Contents

1.0	Introduction and Background	1
2.0	Proposed Development	2
3.0	Pedestrian Connectivity	3
4.0	Summary & Conclusion	4

Appendices

Appendix A:	Site Location Plan
Appendix B:	Oxfordshire County Council's Consultation Response to Application No. 18/01482/F
Appendix C:	Proposed Site Layout
Appendix D:	Visibility Splays
Appendix E:	Swept Path Analysis
Appendix F:	Off-site Highway Works
Appendix G:	Correspondence with Oxfordshire County Council

1.0 Introduction and Background

- 1.1 This Transport Statement has been prepared by Glanville Consultants on behalf of Rectory Homes to accompany a planning application which seeks consent for the development of land to the south of South Side, Steeple Aston, for residential purposes.
- 1.2 The site, which is located to the west of the centre of Steeple Aston, fronts South Side, an unclassified semi-rural single carriageway road which runs broadly on an east to west alignment adjacent to the northern site boundary. The site currently benefits from an agricultural access which is located just to the east of the existing change in speed limit from 30mph – 60mph, which itself lies to the immediate west of the site boundary. A site location plan is included at Appendix A.
- 1.3 The site has been subject to two previous planning applications, both of which sought consent for the erection of six residential dwelling, with access being taken directly from South Side. The relevant application numbers are 17/02414/F and 18/01482/F. Both applications were withdrawn prior to determination and therefore as it stands, there is no extant consent on the site.
- 1.4 Although the applications were ultimately withdrawn, Oxfordshire County Council, acting in its role as local Highway Authority, provided statutory consultation responses to both applications. In both instances, the Highway Authority raised objection to the proposals, principally in respect to the lack of pedestrian connectivity between the site and the village. A copy of the Highway Authority's comments in respect of application 18/01482/F, which also reproduces those made in respect of 17/02414/F, are contained at Appendix B of this Statement.
- 1.5 Since the withdrawal of the most recent application on the site, the applicant and its consultant Glanville, have been closely engaged with the Highway Authority in order to address the matters of concern cited within its previous consultation responses, which principally relate to improving pedestrian connectivity between the site and the village.
- 1.6 This report therefore sets out the detail of the currently proposed development and addresses the points of concern that previously gave rise to the Highway Authority's objections.

2.0 Proposed Development

- 2.1 The application for which this Transport Statement has been prepared seeks to secure consent for the erection of 10 new residential dwellings, made up of 4no. 4-bed units, 4no. 3-bed units and 2no. 2-bed units. The proposed site layout is illustrated on the drawing contained at Appendix C of this Statement.
- 2.2 As previously proposed, access is shown to be taken directly from South Side by way of a simple priority junction. In the preparation of previous applications on the site, the applicant commissioned speed surveys to derive the appropriate extent of visibility to be achieved upon egress from the proposed site access. Notwithstanding, in its review of the submitted results, the Highway Authority considered that a visibility splay of 2.4 x 107m should be achieved to the west (left upon egress) and 2.4 x 45m should be achieved to the east (right upon egress).
- 2.3 As illustrated by the drawing contained at Appendix D of this Statement, the above prescribed visibility splays can be achieved upon egress from the proposed site access, subject to appropriate clearance of the highway verge and thus the suggested condition relating to visibility splays as previously proposed by the Highway Authority (see Appendix B), can be fully complied with.
- 2.4 With respect to parking provision, the proposed site plan included at Appendix C demonstrates that some 33 spaces are proposed in a mixture of garages and on-plot parking bays.
- 2.5 When compared to the County Council's adopted Parking Standards, this represents an over provision of 'allocated' spaces, with the standards requiring a maximum provision of 20 spaces. However, the standards would also permit provision of a maximum of 5 unallocated spaces, which the proposed site layout does not specifically allow for. However, given that unallocated provision is intended to principally provide for visitors, the over provision of allocated spaces more than makes up for the absence of any unallocated spaces and will ensure that no overspill parking demand, should it arise, occurs along South Side.
- 2.6 In terms of access to the site by larger vehicles, the drawing contained at Appendix E of this Statement demonstrates that an 11.6m refuse vehicle can satisfactorily access the site, turn around and egress in forward gear. All properties would be with the maximum drag and carry distances prescribed in Manual for Streets.

3.0 Pedestrian Connectivity

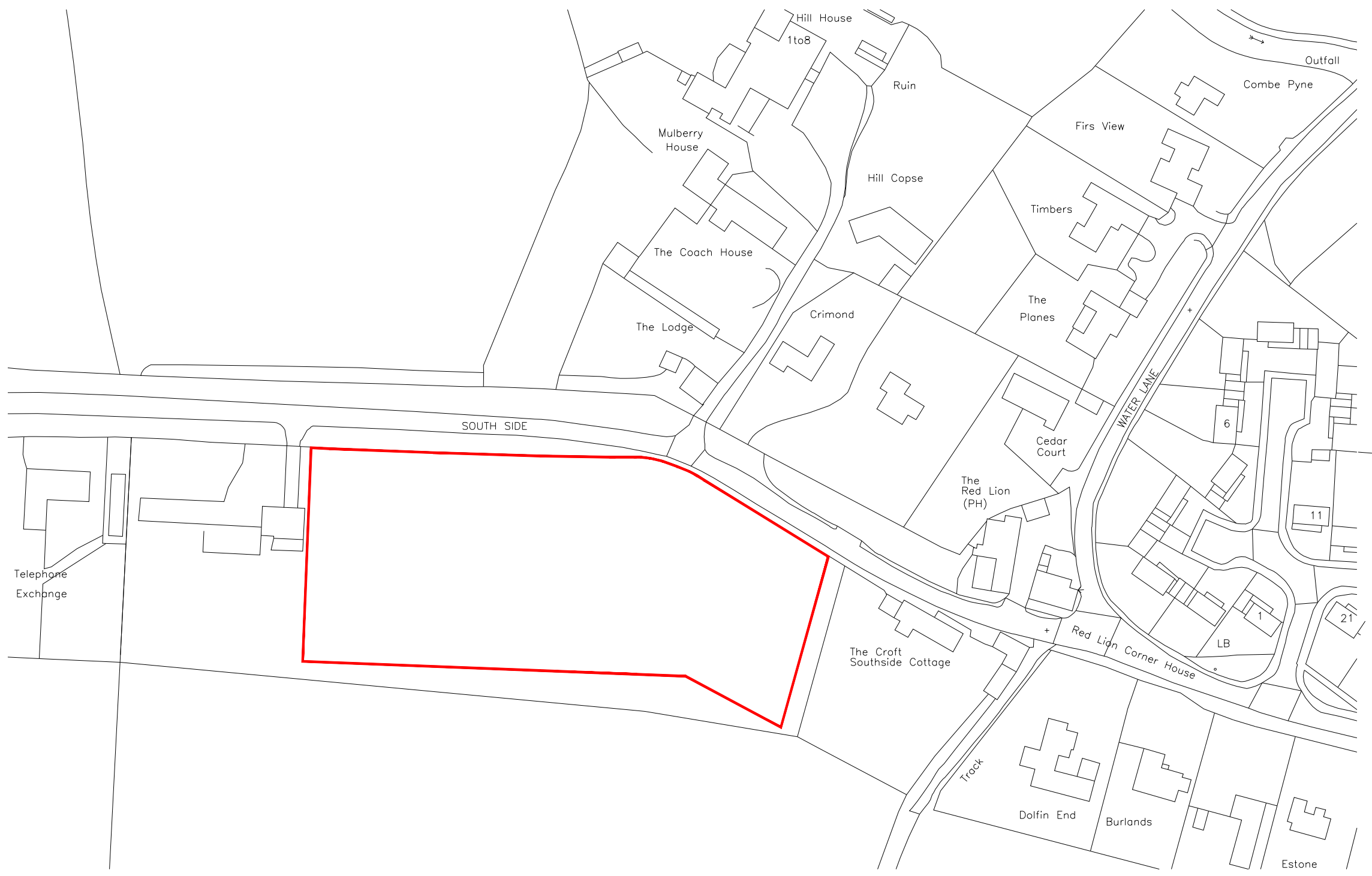
- 3.1 As noted in Section 1 of this Statement, the principal area of concern cited by the Highway Authority when it responded to the previous applications submitted on the site was the lack of any pedestrian connectivity between the site and the wider village.
- 3.2 In light of these concerns, the applicant and Glanville has entered into pre-application discussions with the Highway Authority in respect of the various options and alternatives which exist for addressing the noted concerns.
- 3.3 Further to the submission of an Options Appraisal which presented the findings of further survey work requested by the Highway Authority, a detailed assessment of a series of possible options for addressing the identified concerns, along with an accompanying Road Safety Audit, a preferred scheme of works has been derived, the details of which are illustrated on the drawing contained at Appendix F of this Statement.
- 3.4 Following submission of the drawing contained at Appendix F to the Highway Authority, it was confirmed that the principles illustrated thereto were acceptable in principle to the authority and that should the applicant propose these improvements as part of a full application, then the County Council would not object on that basis. Copies of relevant correspondence confirming this are contained at Appendix G of this Statement.
- 3.5 Given then that the applicant proposes to deliver the scheme of works presented on the drawing contained at Appendix F of this Statement, it is considered that the Highway Authority's principal reason for having previously raised objection to the development of land to the south of South Side has been comprehensively addressed.
- 3.6 The applicant would accept a suitably worded condition requiring implementation of the proposed scheme of works prior to first occupation of any dwelling on-site.

4.0 Summary & Conclusion

- 4.1 This Transport Statement has been prepared by Glanville Consultants on behalf of Rectory Homes to support an application for the development of land adjacent to South Side, Steeple Aston, for residential purposes.
- 4.2 The development proposes erection of 10 dwellings with associated parking and landscaping, with access taken directly from South Side.
- 4.3 It has been demonstrated that visibility upon egress from the proposed site access can be achieved in line with that requested historically by the Highway Authority.
- 4.4 It has been demonstrated that although the proposed parking provision does not include for unallocated spaces, the overprovision of allocated spaces will ensure that any overspill parking, should it arise, will not occur on South Side.
- 4.5 It has been demonstrated that refuse vehicles can satisfactorily access the site, turn and exit in forward gear.
- 4.6 It has been demonstrated that the Highway Authority's previous concerns with respect to pedestrian connectivity can be satisfactorily addressed through the implementation of a scheme of works which have now been agreed in principle.
- 4.7 On the basis of the above, it is considered that the proposals would neither give rise to an unacceptable impact on highway safety or a severe residual cumulative impact on the road network and therefore the application should not be refused on highway grounds.

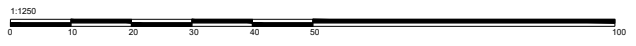
Appendices

Appendix A
Site Location Plan



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

PROJECT:			
South Side Steeple Aston			
DRAWING:			
Location Plan			
DEPARTMENT:	DRAWN BY:	CHECKED BY:	
Planning	MC		
DRAWING No:	SCALE:	PAPER:	REV:
P.224.LP.01	1:1250	A3	A
STATUS:	DATE:		
Proposed	28.07.17		



THIS DRAWING IS THE PROPERTY OF RECTORY HOMES LIMITED AND MAY NOT BE COPIED, LENT, REPRODUCED OR DISCLOSED WITHOUT THEIR WRITTEN PERMISSION

Appendix B

Oxfordshire County Council's Consultation Response to Application No. 18/01482/F

From: Plater, Roger - Communities
Sent: 14 September 2018 14:13
To: James Kirkham
Cc: Cllr Arash Ali Fatemian
Subject: 18-01482-F South Side Steeple Aston

Hi James,

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

Planning application:	18/01482/F
Location:	Land To The South And Adj To South Side Steeple Aston
Description:	Erection of 6 no. two-storey residential dwellings with access off South Side, including parking and garaging, landscaping and all enabling and ancillary works
Type:	Full Development
Case officer:	James Kirkham

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **object** to the granting of planning permission.

Should the Planning Authority decide to approve the application, then the following conditions are requested:

Conditions:

Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Vision Splay Details

Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level. The splay to the west of the access shall be 2.4m x 107m, and to the east of the access shall be 2.4m x 45m.
Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Close Existing Access

Prior to the first use of the access hereby approved, the existing access onto South Side shall be permanently stopped up by means of hedging and verge, and shall not be used by any vehicular traffic whatsoever.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Parking and Manoeuvring Areas Retained

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Estate Accesses, Driveways and Turning Areas

Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.

Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

It appears that this application is identical in all aspects to the one (1702414/F) that was previously withdrawn. It is noted that the Planning Statement and Design & Access Statement have both been re-dated as August 2018, but the content appears to be the same as before.

The LHA comments to 17/02414/F have not been addressed in the latest submission. In particular, the main areas of concern were the visibility splays from the entrance, and the lack of provision for pedestrians between the site and the village. Required visibility splays were calculated (from the limited amount of valid speed data) as 107m to the west and 45m to the east, but the Indicative Site Access drawing in Appendix B of the Transport Statement still shows 90m and 43m respectively. There is no discussion on potential improvements for safe pedestrian access to the village. Therefore, my comments on 18/01482/F remain the same as on 17/02414/F, and I reproduce them here:

The proposal would create a new vehicular access on to South Side, which would be approximately 10m to the east of the existing agricultural access. Should planning permission be granted, a separate consent in the form of an agreement under

Section 278 of the Highways Act 1980 will be required. Pedestrian access will also be available via a footpath to South Side at the east end of the development, although this appears to serve Plot 6 only as this plot is gated off from the rest of the site.

My objection is due to the lack of existing provision for pedestrians on the route between the site and the village. There are a number of facilities in the village (as listed in Table 4.2 of the Transport Statement), including the bus stops which serve routes including the regular S4 service between Oxford and Banbury. These facilities would not be able to be reached safely on foot as there is no footway between Water Lane and the site, a distance of approximately 110m to the Plot 6 pedestrian access, or 170m to the main access. There is a curve in the road and a change in gradient near to the Red Lion pub, which results in poor inter-visibility between vehicles and pedestrians, who would be on the carriageway. Thus I do not consider that a safe and suitable access to the site can be achieved for all people, as required by the National Planning Policy Framework (cl. 32).

The vehicular access would need to be a bellmouth junction with 6m radii as noted in sect. 3.2.1 of the Transport Statement and shown on the drawings, rather than a verge crossover as suggested in sect. 2.6 of the Access Appraisal.

It is recognised that the traffic survey took place during a week when three days were heavily influenced by the snowy and icy weather conditions, which has suppressed the average and 85%ile speeds, as well as the number of vehicles. South Side to the west of the proposed access has a 60mph speed limit up to approx. 20m of the junction, so the Design Manual for Roads and Bridges criteria will apply. The Manual for Streets is appropriate for the east side where the limit is 30mph. Due to the overgrown vegetation it is not possible to measure the actual visibility to the east, but given that the vegetation is within the curtilage of the site it should be possible to achieve the necessary visibility. Locations of the ATCs were appropriate, being around 45m to the east of the junction, and 76m to the west.

The speed data gathered during the four days unaffected by bad weather is sufficient to determine the 85%ile speeds, and the visibility required in each direction. The average 85%ile eastbound speed (i.e. towards the village at Site 1) is 40.85mph, and the corresponding westbound speed is 30.89mph at Site 2. Therefore, using the standards referenced above, the required visibility splays will be 2.4m x 107m to the west and 2.4m x 45m to the east. Conditions requiring the construction and maintenance of these splays are requested should the application be approved.

Garages in Plots 1 and 2 will need to have internal dimensions of at least 6.0m x 3.0m to count as parking spaces, and to accommodate cycle storage. Plots 3 to 6 have adequate unenclosed parking.

It should be noted that the NPPF was updated and reissued in July 2018. The requirement for a "safe and suitable access" remains, but is now in clause 108.

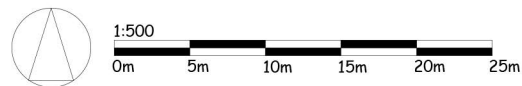
If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council

Appendix C
Proposed Site Layout



PROJECT: South Side, Steeple Aston	DEPARTMENT: Planning	DRAWN BY: GL	CHECKED BY:	RECTORY HOMES LTD RECTORY HOUSE THAME ROAD HADDENHAM, AYLESBURY, BUCKINGHAMSHIRE, HP17 8DA T: 01844 295100 F: 01844 295350 www.rectory.co.uk		
DRAWING: Proposed Site Plan	DRAWING No: P.224.SP.01	SCALE: 1:500	PAPER: A3			REV: H
	STATUS: PROPOSED	DATE: 28.07.17				

THIS DRAWING IS THE PROPERTY OF RECTORY HOMES LIMITED AND MAY NOT BE COPIED, LENT, REPRODUCED OR DISCLOSED WITHOUT THEIR WRITTEN PERMISSION

Appendix D
Visibility Splays

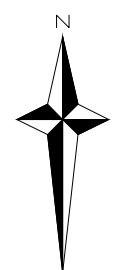


NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: RGL Surveys Ltd drawing number RGL-17-2679

Reproduced from Ordnance Survey digital data with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright (AL814229).



KEY

- - - - - 2.4m x y'm
- Site Boundary

Rev.	Description	Date	Chkd
A1	Architects layout amended. Visibility splays modified.	08.05.19 M.Delgado	TF

Glanville
 Cornerstone House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 515550 Fax: (01235) 817799
 postbox@glanvillegroup.com www.glanvillegroup.com

Client :
Rectory Homes

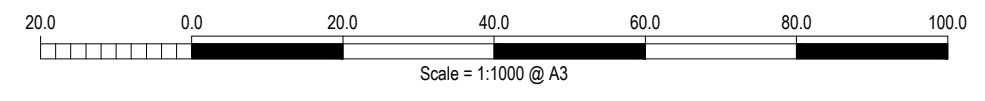
Project :
**Land at South Side,
Steeple Aston**

Title :
Site Access Visibility Splays

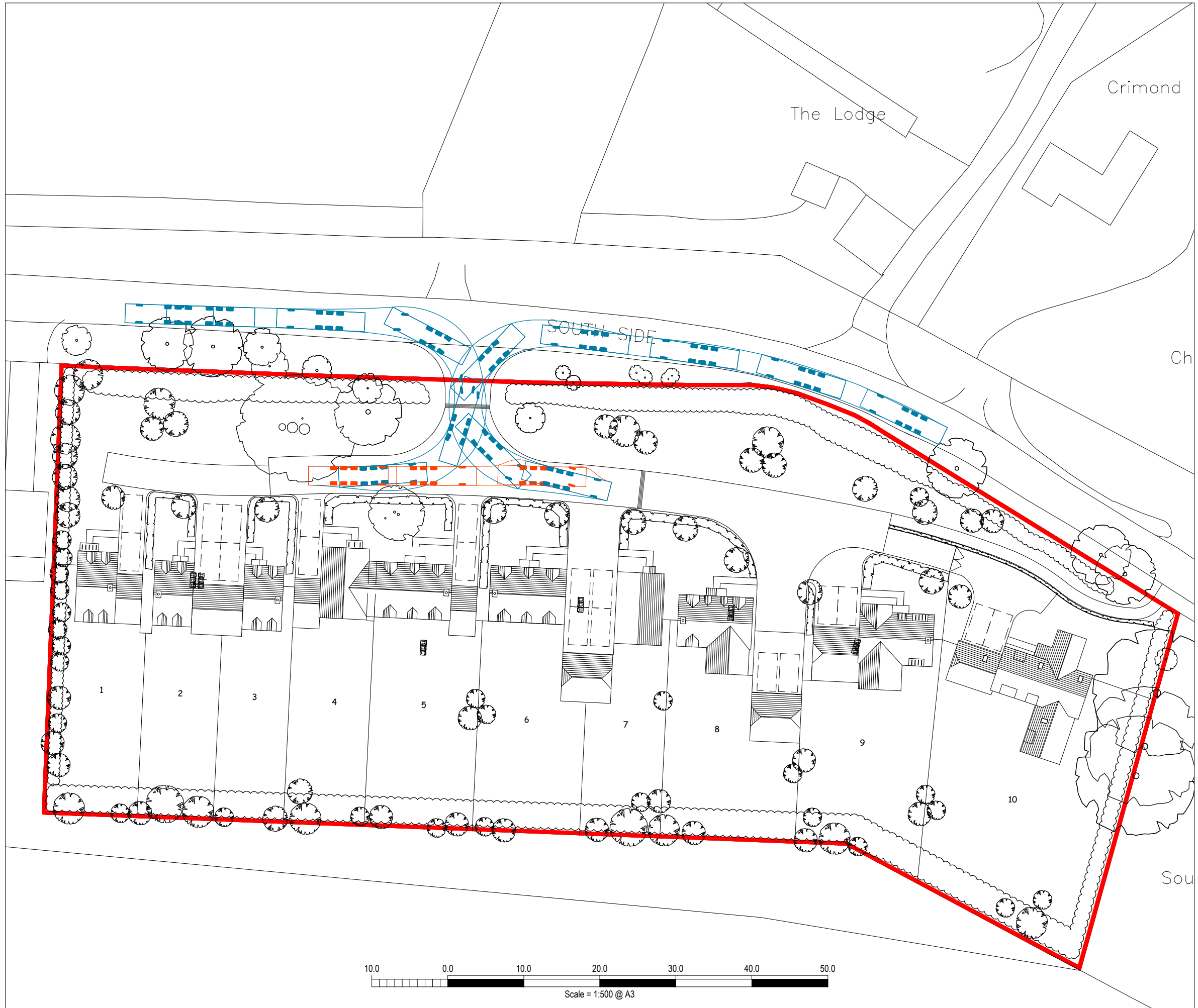
Project Engineer : B. East Scale : 1:1000 @ A3
 Project Director : T. Foxall Date : December 2017

Status : **Preliminary**

Drawing No. 8171225/6101 Rev **A1**



Appendix E
Swept Path Analysis

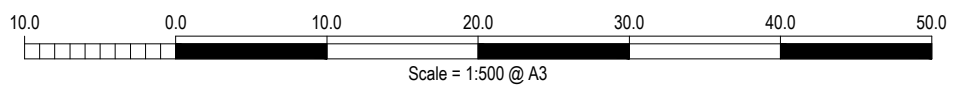
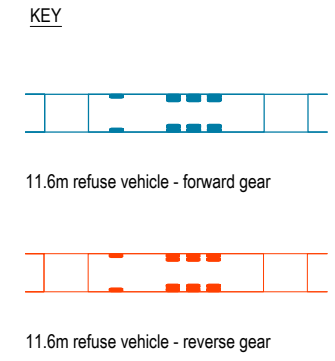
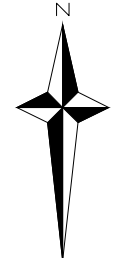


NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: RGL Surveys Ltd drawing number RGL-17-2679

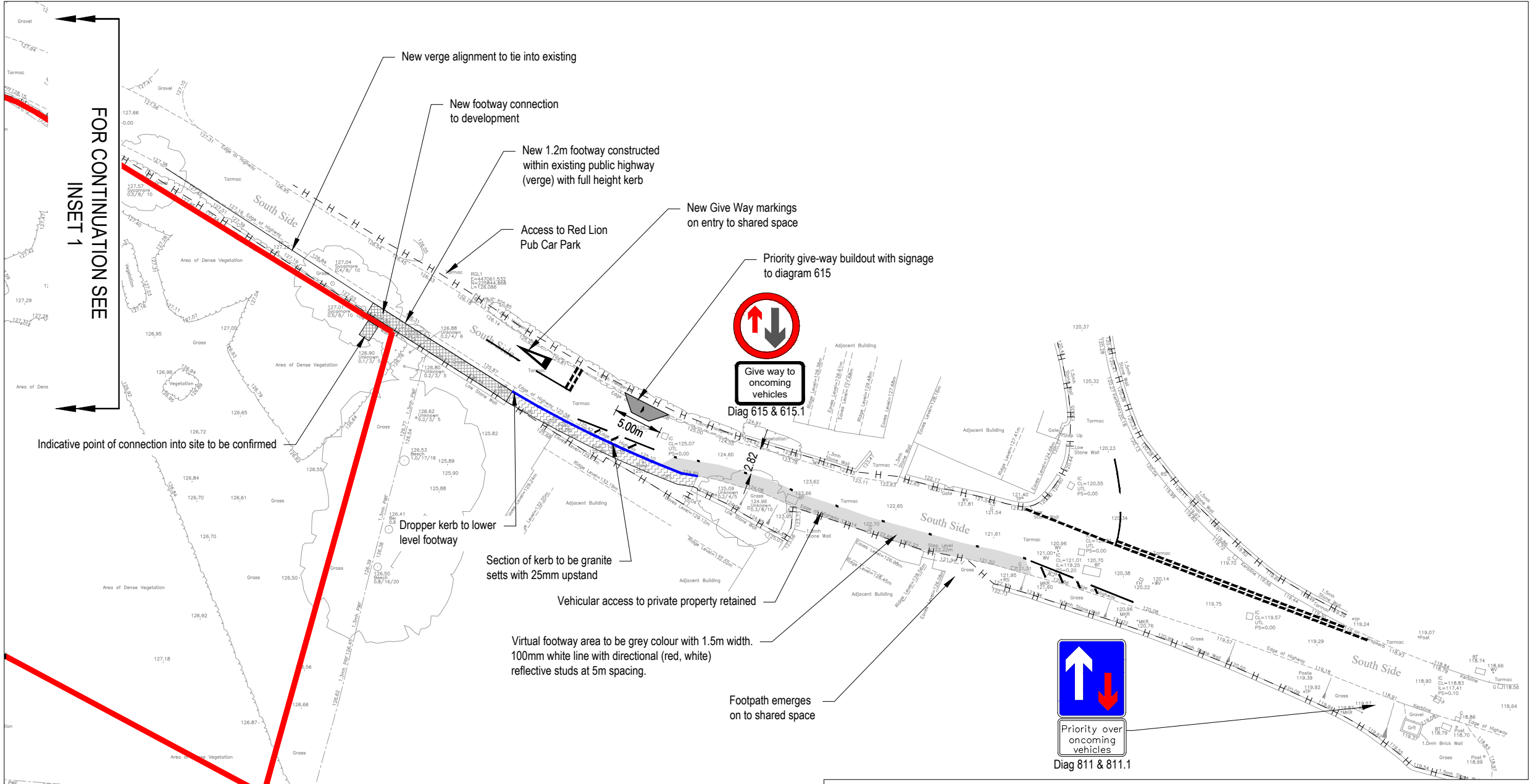
Reproduced from Ordnance Survey digital data with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright (AL814229).



Rev.	Description	Date	Chkd
 Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515550 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com			
Client :		Rectory Homes	
Project :		Land at South Side, Steeple Aston	
Title :		Swept Path Analysis 11.6m Refuse Vehicle	
Project Engineer :		B. East	Scale : 1:500 @ A3
Project Director :		T. Foxall	Date : May 2019
Status :		Preliminary	
Drawing No. 8171225/6220			Rev

Appendix F

Off-site Highway Works

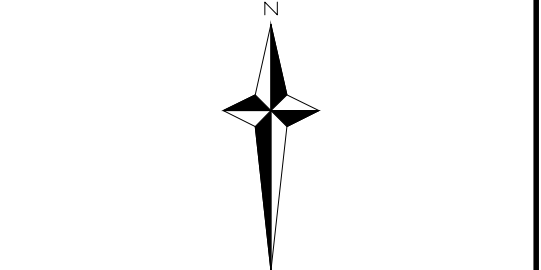


NOTES

- This drawing is to be read in conjunction with all relevant documents and specifications.
- Dimensions are not to be scaled.

Source: RGL Surveys Ltd drawing number RGL-17-2679

Reproduced from Ordnance Survey digital data with the permission of the Controller of Her Majesty's Stationary Office, Crown copyright (AL814229).



KEY

- H - H - Existing highway boundary
- Virtual footway
- New footway constructed within verge (full height kerb)
- New footway constructed across existing driveways/accesses/property frontage (25mm upstand)
- Site Boundary

A1	Updated following site meeting with OCC	10/04/2019	TF
		JHeathcote	

Rev.	Description	Date	Chkd
------	-------------	------	------

Glanville
 Cornerstone House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 515550 Fax: (01235) 817799
 postbox@glanvillegroup.com www.glanvillegroup.com

Client : Rectory Homes

Project : Land at South Side, Steeple Aston

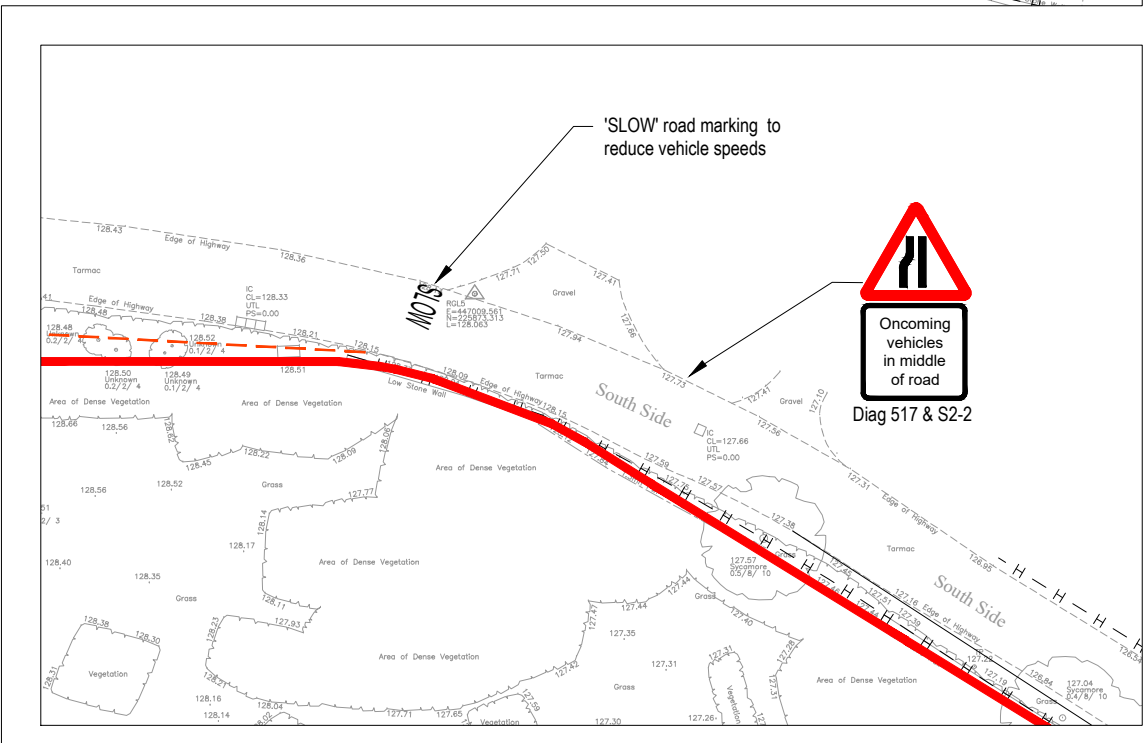
Title : Proposed Pedestrian Facilities with Shared Space

Project Engineer : J.Heathcote Scale : 1:500 @ A3

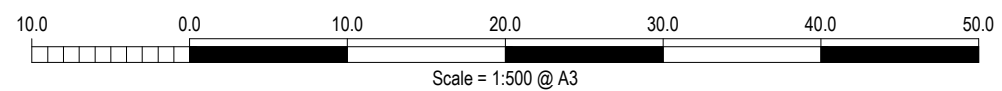
Project Director : T. Foxall Date : March 2019

Status : PRELIMINARY

Drawing No. 8171225/6110 Rev A1



FOR CONTINUATION SEE INSET 1



INSET 1

Appendix G

Correspondence with Oxfordshire County Council

Tim Foxall

Subject: FW: Steeple Aston pedestrian improvements

From: Plater, Roger - Communities [<mailto:Roger.Plater@Oxfordshire.gov.uk>]

Sent: 12 April 2019 10:37

To: James Heathcote

Cc: Kirkwood, Anthony - Communities

Subject: RE: Steeple Aston pedestrian improvements

Hi James,

I can confirm that OCC agree in principle to the pedestrian improvements illustrated in drawing 8171225/6110 Rev. A1 (dated 10/4/2019). Should the applicant propose these improvements as part of a full application then OCC would not object on that basis.

We do have some further comments on this revised drawing, but these will not impact our in-principle agreement:

- We are still of the opinion that the priority sign to diagram 615 needs to be lit. The TSRGD requires this to be illuminated as it is within 50m of a street light which forms part of a system of street lighting, and it is a 30mph speed limit.
- The 811 sign is not in a suitable position as it is too distant from the build-out. As it is an advisory sign there is no requirement to provide it in conjunction with 615, but we would prefer that the sign is provided, assuming that a suitable alternative location can be found, taking account of site constraints. The 811 sign does not need to be lit.
- The virtual footway should be buff colour, rather than grey.

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council
Mobile 07789 653049



Cornerstone House, 62 Foxhall Road
Didcot, Oxfordshire OX11 7AD

01235 515550
postbox@glanvillegroup.com
www.glanvillegroup.com

- Structural Engineering
- Civil Engineering
- Transport & Highways
- Geomatics (Land Surveying)
- Building Surveying
- BIM