

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

District: Cherwell

Application No: 19/00441/REM

Proposal: Reserved Matters to 13/01811/OUT - Dorchester Phase 5, comprising the provision of seven open market dwellings with associated landscaping, car parking, infrastructure and external works.

Location: Phase 5C Parcel D2e Camp Road Upper Heyford

Response date: *10th April 2019*

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: 19/00441/REM

Location: Phase 5C Parcel D2e Camp Road Upper Heyford

Transport Schedule

Recommendation

Objection for the following reason.

- Vehicle swept path analysis is required.

If despite the County's objection permission is proposed to be granted then the County advises planning conditions and informatives as set out below.

Key points

- Intensification of residential use at Heyford Park above the already permitted quotas will require the need for further transport impact analysis.
- Vehicle swept path analysis is required.

Comments

The proposal represents an intensification of residential use at the site from 4 dwellings under the permitted scheme to 7 dwellings, an increase of 3 dwellings. It is part of a wider series of amendments to Phase 5 that will lead to an increase in the number of units from 24 dwellings to 31 dwellings. It is understood that the number of units that are additional to the quantum permitted under planning application No.13/01811/OUT will be the subject of a new full planning application.

Trips generated by this increased quantum are unlikely to have any significant adverse impact on the surrounding transport network. However, it is noted that this intensification is part of a wider initiative which could lead to intensification of residential use on other sites within the permitted scheme. At the time of writing it is understood that the likely increase in residential quantum within the permitted scheme as part of this initiative is undefined. It should be noted that further increases in residential quantum within the permitted scheme above that already permitted could lead to a level of trip generation that could have a significant impact on the surrounding transport network. The County therefore advises that it may require further transport impact analysis and mitigation to take account of all increased quantum within the permitted scheme that is over and above that already permitted.

The planning application does not include any vehicle tracking. Vehicle swept path analysis is required to demonstrate access to parking spaces and suitable access for refuse and emergency vehicles. **Reason for objection.**

Planning Conditions

In the event that permission is to be given, the following planning conditions should be attached.

D5 Vision Splay.

D10 Estate Accesses, Driveways and Turning Areas.

D19 Cycle Parking Provision.

Informative

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 the County's Road Agreements Team for the new highway vehicular access under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Officer's Name.Chris Nichols

Officer's Title.Transport Development Control

Date.10th April 2019
