**From:** Plant, Tom - Communities [mailto:Tom.Plant@Oxfordshire.gov.uk]
**Sent:** 18 March 2019 15:43
**To:** Matthew Chadwick
**Cc:** DC Support; Cllr George Reynolds
**Subject:** 19-00250-OUT - Barns Crockwell House Farm Manor Road Great Bourton

Hi Matt,

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

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| --- | --- |
| **Planning application:** | 19/00250/OUT |
| **Location:** | Barns Crockwell House Farm Manor Road Great Bourton |
| **Description:** | OUTLINE - Residential development of 3no dwellings (Re-submission of approved application 16/00609/OUT) |
| **Type:** | Full Development |
| **Case Officer:** | Matt Chadwick  |

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**Recommendation:**

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they ***do not*** ***object*** to the granting of planning permission, subject to conditions.

**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.

**Turning Area Details**

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surface finish and drainage) of the turning area which shall be provided within the curtilage of the site so that motor vehicles may enter, turn around and leave in a forward direction, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the turning area shall be constructed in accordance with the approved details and shall be retained for the manoeuvring of motor 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.

**Road Construction, Surface and Layout**

Prior to the commencement of the development hereby approved, full specification details of the access drive including construction, surfacing, layout, drainage and road markings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the dwelling the development 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.

**Plan of Car Parking Provision (unspecified number of spaces)**

Prior to the commencement of the development hereby approved, a plan showing car parking provision for vehicles to be accommodated within the site, 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 spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter. Reason - In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework.

**Cycle Parking Provision**

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development. Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

**Construction Traffic Management Plan**

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details. Reason - In the interests of highway safety and the residential amenities of neighbouring occupiers.

**Comments:**

The proposals does not differ from the previously consented scheme that expired on the above site. Therefore, please see the below response from my predecessor. The additional conditions I would request is cycle parking provision in order to promote alternative sustainable transport options and a CTMP.

*From: Hughes, Vaughan - E&E*

*Sent: 11 July 2016 09:38*

*To: Matthew Chadwick*

*Subject: p.a. 16/00609/OUT Great Bourton*

*Hi Matthew,*

*Please note the following formal response to the above application.*

*Recommend no objections subject to;*

*1. S.C. D 4*

*2. S.C. D 13*

*3. S.C. D 18*

*4. S.C. D 12 ‘ access drive’…. ‘dwelling’*

*As you will note I am suggesting that whilst recommending no objections I feel there*

*is a need to agree details. This is particularly so with regards to the access from the*

*site to the highway.*

*I would also ask that you add an advisory note that at least one month in advance of*

*construction the prospective developer should contact the local highway authority*

*with a view to agreeing details on how the site shall be accessed during the*

*construction period. An inspection would need to be carried out and include a survey*

*of the network in the vicinity of the site.*

*Notwithstanding any details shown on the plans submitted the parking access and*

*manoeuvring areas need to be agreed and to be constructed to meet SuDS*

*requirements.*

*Please accept my apology for not having responded sooner.*

*Kind regards,*

*Vaughan Hughes*

*Area Liaison Engineer*

*Transport Development Control*

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

With regards,

Tom Plant

Area Liaison Officer

(Cherwell and West Oxfordshire)

Oxfordshire County Council

County Hall | New Road | Oxford | OX1 1ND

Email – tom.plant@oxfordshire.gov.uk

[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk/)

