

District: Cherwell

Application No: 19/00213/DISC-4

Proposal: Discharge of conditions 6 (new link road), 8 (surface water drainage), 9 (floor levels), 10 (play areas), 11 (arboricultural survey), 12 (ecology), 13 (secured by design), 14 (contamination), 18 (mitigation for badgers) and 35 (cycle lanes) of 15/01326/OUT

Location: West Of Cricket Field Nor Wykham Lane Bodicote

Transport Development Control

Recommendation:

Condition 6 (New link road) – May be discharged

Detailed comments:

Discharge of condition 6 has so far been sought through submission of several drawings that intend to address various requirements of this condition.

As a revision to the previous submissions, plans now show a 4m wide landscaped verge as a minimum on the northern frontage of the carriageway alongside a 3m wide shared footway/cycleway. This is in compliance with the layout approved at the reserved matters permission (Planning ref: 19/00895/REM).

The carriageway width was previously agreed at 6.75m wide and this has been tracked for the largest vehicles expected to access it. This has been demonstrated by a previously submitted plan, Drawing No: 957-00-04 Rev A illustrating the ability for a 12.2m long bus to safely drive along the carriageway. Visibility splays as shown on Drawing No: 957-38-21 Rev C have been previously reviewed and considered acceptable.

The LHA also understands that the applicant has submitted a formal Section 38 application which is progressively under technical review. Some requirements of the condition have been duly addressed through this process, and these are listed below;

- Street lighting as has been indicated on the drawings was designed and has been approved by LHA.
- S38 engineers find the horizontal alignment of the spine road adequate to discourage speeding, hence no additional traffic calming features required.
- Utilities along the spine road are proposed to be accommodated underneath the footway and shared footway/cycleway along both frontages of the spine road. This is illustrated by Drawing no: 957-00-12.
- Coordinates of the spine road at the point of connection with the adjacent Gallagher site are as set out in the approved Unilateral Undertaking. These are shown on Drawing No: 957-38-13 Rev F.

The minor road junctions with the spine road shall be facilitated with road markings to emphasise prioritisation. Besides these road markings and those around the car park at the eastern section of the spine road, it is agreed that no other road markings are required.

Designated parking along the link road has been provided within laybys of two spaces each. The carriageway parking provision complies with the specification outlined in the UU and also to the layout of the approved reserved matters application.

Significant progress has been made moving towards the technical approval stage with matters that need to be resolved prior to discharge condition 6 by the LHA. It is understood the latest version of the Landscape Masterplan illustrated by Drawing ref: 2832-5-2 DR-5020 S4-P2 clearly shows the location and species of the trees intended to be planted within the adopted carriageway corridor. These trees when mature would have a 20-25cm girth diameter – which in combination of their location would not affect visibility to drivers approaching from side roads.

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Officer's Title: Senior Transport Planner
Date: 21 October 2020
