

CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE

18 February 2016

WRITTEN UPDATES

Agenda Item 7 14/01968/F New Highway aligned with Howes Lane, Bicester

- Recommendation is amended as follows:

Approval, subject to:

- a) The end of the 21 day consultation period and the resolution of any further objections received, including any minor alterations to the design of the road to accommodate this and to the satisfaction of the Development Services Manager;
 - b) OCC confirming that updated tracking is acceptable including any minor alterations to the design of the road to accommodate this;
 - c) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council to secure apprenticeships, the closure of Howes Lane to vehicular traffic, and the reduction in speed along the retained Howes Lane, the partial closure of Bucknell Road and to secure a contribution towards offsite farmland bird mitigation if this not secured through other means and delegation to Officers to finalise this;
 - d) the attached conditions (see appendix 1) with delegation to Officers to finalise conditions following any ongoing negotiation, in consultation with the Chairman of the Planning Committee.
- The **description of development** has been amended to reflect the amended plans to the following:

‘Construction of new road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury Business Park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road, retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south and associated infrastructure.’

Further comments:

- Comments from Oxfordshire County Council are attached (see Appendix 2).

Following these comments, conditions have been formulated and correspondence has been ongoing between the Highway Authority and the Applicant's Highway Consultant. In email correspondence, the Highway Authority have indicated that the additional modelling does not appear to suggest unreasonable queue lengths in the worst case scenario

however there are outstanding queries with the tracking provided which may need to result in some widening out of lanes and increasing kerb radius as necessary to ensure the tracking remains within the kerb lines. Advice is further awaited relating to the visibility splays.

- A letter has been received from the agent for one of the Land Owners that notice has been served for this application. This letter is attached (see Appendix 3).

- Natural England

Natural England does not consider that this application poses any likely or significant risk to those features of the natural environment for which we would otherwise provide a more detailed consultation response and so does not wish to make specific comment on the details of this consultation.

- Middleton Stoney Parish Council

Middleton Stoney Parish Council has considered the amendments outlined by the agent in his letter of 15 January 2016 but considers that they do not change the viewpoint contained within our original response and still wishes to **object** to the application.

The original comments made and as summarised within the committee report are repeated.

- Bucknell Parish Council

Taking into account the notes provided by the Agent, we do not feel that these fundamentally change the objections and concerns we have previously raised in relation to this application in our letter of the 26 January 2015. Their comments are reiterated in full along with those provided to other related applications that cover North West Bicester. The original comments are summarised within the committee report.

- Caversfield Parish Council

The Parish Council agrees that, on the whole, the proposal appears to be an improvement; however it was hard to appreciate from the disjointed plans and the Design and Access Statement. The Councillors would be grateful for clarification of the arrangements to the access to the existing Bucknell Road from Lords Lane, both towards Bicester and north towards Bucknell as it is unclear. There was also concern about the proposal to limit the access to Shakespeare Drive at junction 3/ 3a to one way as whilst it is in the text, the plans do not show which direction would be restricted.

- 4 further third party comments have been received. These are summarised as follows:

- Support the proposal. The road can be designed to offer protection for cyclists, pedestrians and runners who are vulnerable on the existing Howes Lane and improve the environment for users of this road.
- The new road would be constructed more generously in terms of size of carriageway.
- The proposed road will have well thought out and well designed drainage to cope with future heavy rainfall.
- The road will continue Vendee Drive as a road built to a similar safe standard with good visibility
- The town will have a ring road which is fit for purpose and will enhance future growth and infrastructure.
- Urge the Planning Committee to demonstrate joined up thinking and both approved the realignment of Howes Lane and reject the Albion Land proposal as long it contains such a preponderance of warehousing and the proposal for

access on Howes Lane.

- Strongly in favour of the realignment of Howes Lane. Firstly, the road was not built for and cannot sustain the current level of vehicles using it.
 - As a resident backing onto Howes Lane, you must realise that the noise, pollution and safety is high. Difficult to use back gardens due to the noise, emissions and the closeness of large vehicles using the route.
 - At peak times, there are long queues and the junction with Bucknell Road is becoming a bottleneck.
 - Pleased to see the existing Howes Lane will become a green buffer as part of the plan.
 - The road appears nicely laid out, with thought given to pedestrians and cyclists on both sides of the new road.
- The Derwent Green Residents Association make the following comments:
- Hard to over emphasise the frustration and desperation felt by the Members, particularly those whose homes back onto Howes Lane at the dramatic and dangerous increase of traffic on Howes Lane since Vendee Drive opened and the construction work commenced on the Eco Town development
 - The number of heavy lorries has increased especially during the night and rush hour traffic has increased
 - Has any assessment of traffic levels been made? A 7.5 ton weight limit should be established on Howes Lane as a matter of urgency and the 40mph speed limit extended along the route.
 - Support the proposals for a realigned Howes Lane and urge that an early timetable is agreed and published and adhered to.
 - Urge the Planning Committee to demonstrate joined up thinking and both approve the realignment of Howes Lane and reject the Albion Land proposal as long as it contains such a preponderance of warehousing and the proposal for access on Howes Lane.