

LOCAL HIGHWAY AUTHORITY CONSULTATION



To: Oxford City Council

Planning Application No	13/00832/FUL	Planning Officer	Angela Fettiplace
CC ref No		CC Officer	Andrew Cooper
Date	18 th April 2013	Comments	Final

Location: Former Ruskin College Site, Walton Street, Oxford

Description: Redevelopment of existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works.

Please find my comments on the above planning application consultation as follows:

General Observations:

A site visit has been carried out. The submitted information, including the Transport Statement and Travel Plan has been reviewed. I would note the following:

- The site is well-located for public transport, in Oxford City Centre, and cycling and walking opportunities;
- The area surrounding the site is covered by a Controlled Parking Zone (CPZ). Regular users and visitors to the site will not be eligible for parking permits, to park on-street, in the locality, where the site is excluded from eligibility for parking permits;
- There are opportunities for short-stay on-street parking, in the vicinity, of the site;
- The proposed development will result in fewer vehicle movements, when compared with the previous use of the site, where off-street car parking is to be removed;
- Cycling parking provision is considered to be acceptable;
- Exeter College's existing Travel Plan measures, include, a Bus Pass Scheme and Cycle Purchase Scheme;
- The proposed delivery and servicing arrangements are considered to be satisfactory, with respect to ease and safety;
- The site should not drain building or surface water onto any adjacent public highway;
- The proposed footway widening will reduce the impacts of pedestrian congregation, outside the College and are likely to improve pedestrian movements on Walton Street. Footway and highway works will need to be carried out under a Section 278 Agreement with Oxfordshire County Council, as Local Highway Authority;
- The proposed changes to on-street parking, to accommodate a new loading bay and on-street cycle stands, will require an amendment to the existing Traffic Regulation Order, governing on-street

parking in the locality. A cost of £2,000 to amend the existing TRO will need to be met by the applicant through a Unilateral Undertaking with Oxfordshire County Council, as Local Highway Authority;

- It is likely that the Local Highway Authority would take the opportunity to rationalise parking provision, in the vicinity of the site;
- A financial contribution of £1,380 (based on a sum of £138 for each additional student bedroom, which is proposed) shall be made, by the applicant, through a Unilateral Undertaking with Oxfordshire County Council. This financial contribution is towards cycling facilities and highway safety improvements, in the vicinity of the site, where students are among the main users and beneficiaries of local highway improvement and facilities for walking and cycling; and
- A Construction Traffic Management Plan (CTMP) will be required to be submitted for approval by the Local Highway Authority (LHA) prior to implementation of the scheme. This is in the interests of highway safety and to minimise disruption to highway users.

Recommendation

I have no objection to this application, as proposed.

Conditions

I would suggest the following planning conditions:

- Footway and highway works will need to be carried out under a Section 278 Agreement with Oxfordshire County Council, as Local Highway Authority. This is to ensure that highway works are carried out to Oxfordshire County Council's standards and specifications and with regard for highway safety;
- A cost of £2,000 to amend the existing TRO will need to be met by the applicant through a Unilateral Undertaking with Oxfordshire County Council, as Local Highway Authority. This is ensure that changes to on-street parking have been formally approved by Oxfordshire County Council;
- Transport contributions of £1,380 (based on a sum of £138 for each additional student bedroom, which is proposed) shall be made, by the applicant, through a Unilateral Undertaking with Oxfordshire County Council or under a Section 106 Agreement. This financial contribution, is required, where students are among the main users and beneficiaries of local highway improvement and facilities for walking and cycling;
- The site is to be drained using Sustainable Drainage Systems (SUDS) and no surface water from the site shall be discharged onto the adjacent public highway. This is to avoid localised highway flooding; and
- A Construction Traffic Management Plan (CTMP) will be required to be submitted for approval by the Local Highway Authority (LHA) prior to construction works being undertaken. This is in the interests of highway safety and to minimise highway disruption.

Signed: Andrew Cooper

For Oxfordshire County Council as Local Highway Authority

Officer Name: Andrew Cooper

Officer Title: Area Highway Liaison Officer, Transport Development Control