

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	31 st July 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.

Further information has been provided by the applicant, dated 29th July 2013.

I would re-iterate my previous Highway Comments, dated 18th April 2013.

I have reviewed, 'Proposed Highways Plan'; Drawing Number: (SK) 057, Revision P10, and would make the following Highway Comments:

- Tightening the proposed kerb-line, at the junction of Worcester Place and Walton Street, is likely to improve pedestrian crossing, at this junction, and reduce vehicle speeds into Worcester Place; and
- Re-locating the proposed cycle parking/stands closer to the junction of Worcester Place and Walton Street is considered to be acceptable, where it is unlikely to interfere with traffic movements, including cyclists and pedestrians.

On-street cycle stands are provided for visitors, to the College, and would be available for wider public use. This is likely to minimise the potential for dumping of bikes on-street.

It is noted that there is concern, locally, that students will cycle in the wrong direction on Worcester Place, which is a one-way street.

The site has an existing education/student use (formerly Ruskin College), which would have created cycle movements; and as such, the potential increase in cycling, from this proposed use is likely to be low. I consider that an objection on this ground is unlikely to be sustained.

Notwithstanding, the above, I have considered and investigated the following suggestions:

- Firstly, a contra-flow cycle lane, on Worcester Place – This is likely to lead to the loss of on-street parking bays, which is likely to be unsatisfactory; and
- Secondly, a raised entry-treatment, at the junction of Worcester Place and Walton Street – This may be possible, and could reduce speeds of cyclists and vehicles, at this location, whilst also improving pedestrian priority.

It should be noted that the proposed Highway works, including footway widening/re-alignment, provision of cycle parking, and changes to on-street parking bays, will need to be carried out under a Section 278 Agreement, with Oxfordshire County Council, as Local Highway Authority.

The Local Highway Authority would seek that 'Proposed Highways Plan'; Drawing Number: (SK) 057, Revision P10, be an indicative plan. This is to enable the Local Highway Authority, to give consideration, to a raised entry-treatment, at the junction of Worcester Place and Walton Street, for potential inclusion in any finalised S278 Works.

It should be noted that changes to on-street parking bays, will require an amendment to the Traffic Regulation Order, governing on-street parking, in the locality. This would be subject to a separate consultation, in due course.

Recommendation

I have no objection to this application, as proposed.

Conditions

I would suggest the following planning conditions:

- The development, hereby permitted, shall not be implemented, until the Traffic Regulation Order, governing on-street parking, in the area, has been varied by Oxfordshire County Council, to exclude the site, subject to this permission, to eligibility for parking permits. This is to prevent students bringing cars to Oxford City and ensure the development does not generate a level of vehicular parking which could create risks to highway safety;
- 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 any demolition works and construction works, to implement the scheme, being undertaken. This is in the interests of highway safety and to minimise highway disruption.

Informative

I would suggest the following informative:

- Proposed 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. The applicant should contact Oxfordshire County Council's Road Agreements Team (Email: roadagreements@oxfordshire.gov.uk).

Unilateral Undertaking/Section 106 Agreement

I would suggest the following costs/contributions are sought through a Unilateral Undertaking, between the applicant and Oxfordshire County Council, as Local Highway Authority:

- £3,000 to amend the Traffic Regulation Order, to exclude the site from eligibility for parking permits and for changes to on-street parking bays; and
- £1,380 (based on a sum of £138 for each additional student bedroom, which is proposed). This financial contribution is required, where students are among the main users and beneficiaries of local highway improvement and facilities for walking and cycling.

Signed: Andrew Cooper
For Oxfordshire County Council as Local Highway Authority
Officer Name: Andrew Cooper
Officer Title: Area Highway Liaison Officer, Transport Development Control