

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE
FOLLOWING DEVELOPMENT PROPOSAL**

District: Cherwell

Application no: 14/00801/F

Proposal: Use of land for mixed use comprising equestrian training/competitions (use class D2) and agriculture, together with extension of existing vehicle parking area

Location: Swalcliffe Park Equestrian Ltd Grange Lane Swalcliffe Banbury OX15 5EX

This report contains officer advice and the comments of local members when submitted.

Submission Date: 27 June 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

Objection

Key issues:

- The submitted Transport Statement lacks detail to make an informed judgement.
- The application fails to demonstrate appropriate provision for parking.
- The application fails to provide a reasonable assessment of traffic impact.

Detailed Comments

It is noted that large events are removed from the application and will be covered by the General Permitted Development Order, in addition to other events with over 50 'entries'. However, smaller events are included in the description but the Transport Statement, noticeably at page 15, makes no differentiation between 'day-to-day training' and 'events'.

The application seeks consent for activities with less than 50 riders (entries?) per day; presumably this may generate additional trips e.g. spectators. Also I assume these events generate trips with defined peaks but there is inadequate detail in the TS to understand this. Therefore I am unable to make a reasonable appraisal of the expected traffic impact on the local highway network.

Car parking proposals allow space for an extra 20 horseboxes, in addition to the existing spaces for 10 horseboxes. However, there are a number of days (events) when the number of horseboxes parked may be more than 30. Without justification or further provision being demonstrated, I am concerned of the impact on local highway network if, for example, there were 50 entries and only 30 spaces available. In addition I question the parking provision for other vehicles without horseboxes.

For the reasons set out above I recommend the application for planning permission is refused in the interests of the safety and convenience of highway users.

Officer's Name: Geoffrey Arnold

Officer's Title: Senior Engineer & Transport Planner

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Ecology

Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 27 June 2014
