



# DTPC

Report No. J251/EMP  
Oct 2014

**CHANGE OF USE OF LAND AT GRANGE FARM FOR MIXED USE COMPRISING  
EQUESTRIAN TRAINING/COMPETITIONS (USE CLASS D2) AND AGRICULTURE,  
TOGETHER WITH EXTENSION OF EXISTING VEHICLE PARKING AREA,  
SWALCLIFFE, BANBURY**

**EVENT MANAGEMENT PLAN**



**CHANGE OF USE OF LAND AT GRANGE FARM FOR MIXED USE  
COMPRISING EQUESTRIAN TRAINING/COMPETITIONS (USE CLASS D2) AND  
AGRICULTURE, TOGETHER WITH EXTENSION OF EXISTING VEHICLE  
PARKING AREA, SWALCLIFFE, BANBURY**

**EVENT MANAGEMENT PLAN**

**CONTROLLED DOCUMENT**

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<i>Rev.</i>	<i>Date</i>	<i>Summary of Changes</i>
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## 1. INTRODUCTION

DTPC has been appointed on behalf of Swalcliffe Park Equestrian Ltd to progress a planning application for the change of use of land at Grange Farm for mixed use comprising equestrian training/competitions (Use Class D2) and agriculture, together with extension of existing vehicle parking area.

In order to advise the application, this report provides information on the scope of events management of the larger events, to assist in the determination of the planning application.

It deals solely with the proposals as provided.

The EMP discusses the following issues:

- setting
- existing routes
- signage
- communications
- Summary & Conclusions.

This report has been prepared solely in connection with the proposed development as stated above. As such, no responsibility is accepted to any third party for all or any part of this report, or in connection with any other development.

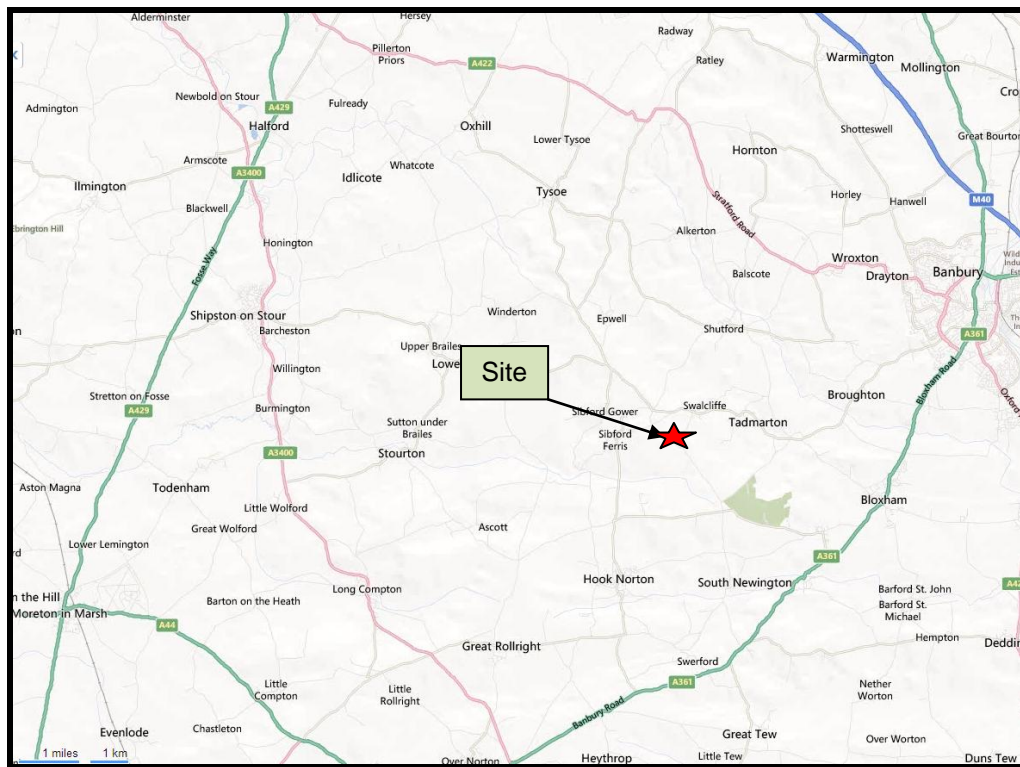
## 2. SETTING

### Site location context

The proposed development site is located to the west of Banbury (approximately 5 miles from the town centre). The site is located to the north east of the A361, east of the A3400 and south of the A422 which links the area to the wider network.



Wider and local area context





### 3. EXISTING AND PROPOSED EVENT SIGNAGE

#### Introduction

The existing large scale events used under the 28 day rule are signed for the eventers to access the site, the following sets out the observed signage at the junction and the routes signed.

#### Routes and sign locations

A photographic record of the signs and location is shown below along with a map highlighting the routes at the end of the section. Typical sign below for ref.



#### Location survey 1



Signage from south/east and west approach to junction.

**Location survey 2**



Approach to Grange Road from survey 1 location with diversion route signed to the right.

**Location survey 3**

No signage here as the routes are signed away from this junction.

**Location survey 4**



The approach to the Main Street junction from the north and south (even though not signed before)



Approach from west side, mainly for cars as large vehicles not signed this way due to narrow road in village centre.



**Location survey 5**



Approach from west along Main Street to access 5 into field.



Approach from east along Main Street to access 5 into field.

**Location survey 6**



Left turn at A4035/Main Road junction leading to the site access.



## Location survey 9



Approach along diversion route at the village centre with junction at Park Lane, no access signage used for side road.

## Location 11



Approach to B4035 from south to left run towards Main Street and additional sign to location 9 in village centre.

Evidence of use of the route from southerly direction.



**Location 12**

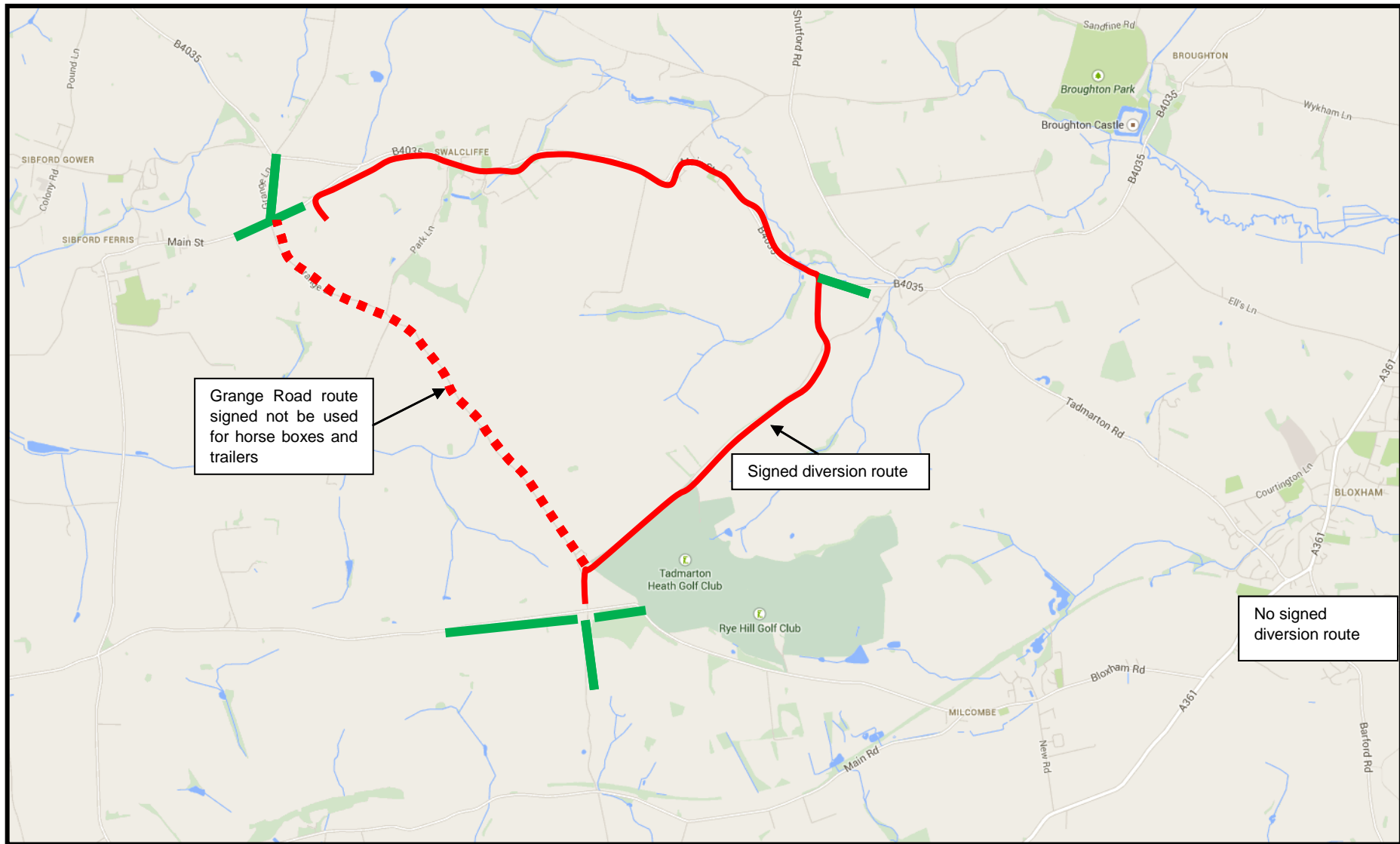


Approach from north and west to Grange Road route towards Main Street.

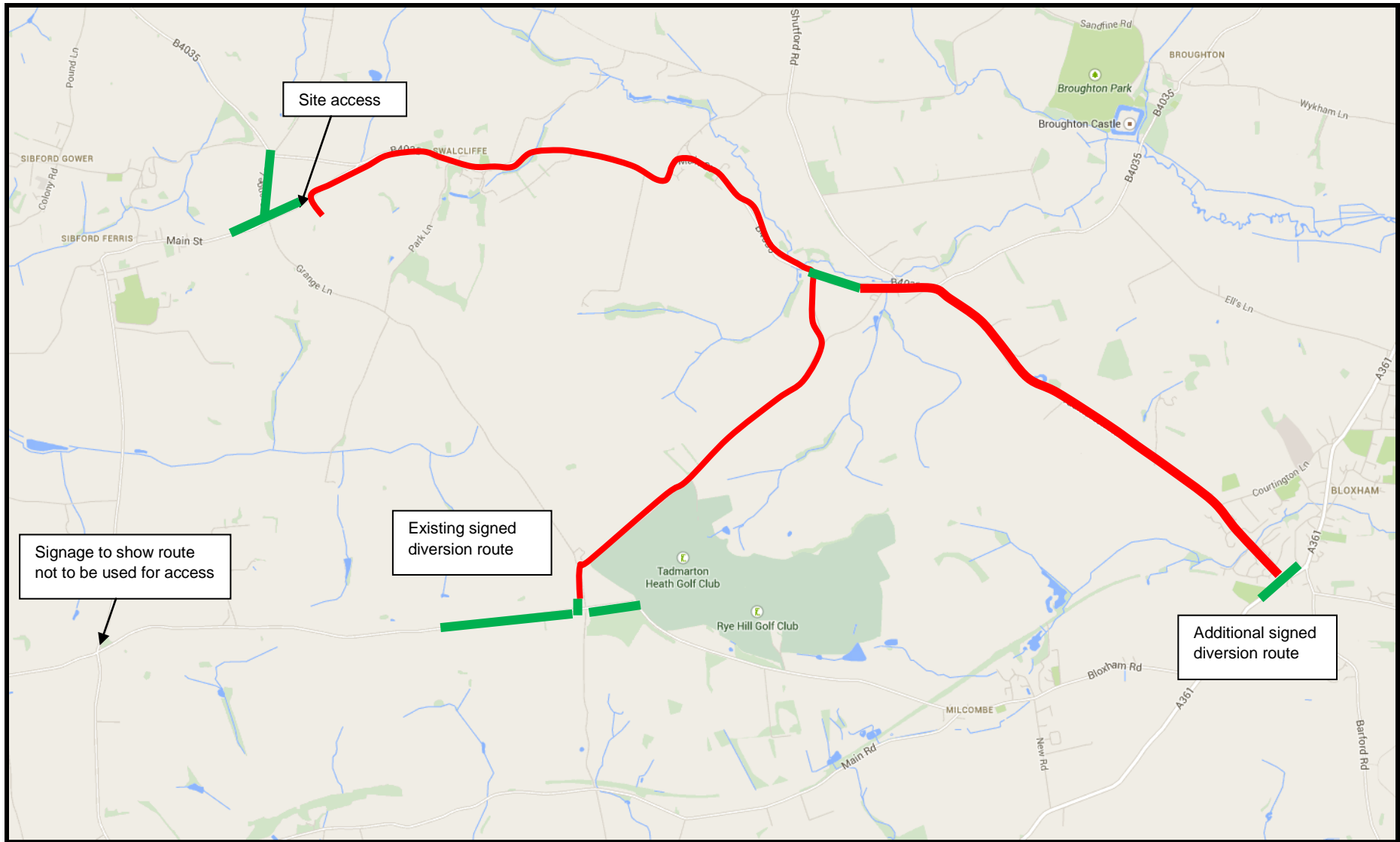
**Summary of existing provision**

The signage was well observed on the day, the signs were however hard to read from approach and size was small for the approach speeds. The colour was also often lost amongst other signage.

**An improved signage scheme would be required for the events as applied for this is shown on the plans overleaf.**









#### 4. SIGNAGE EXAMPLES

##### Introduction

The existing sign as shown below is not easy to read on approach as such the following sign layout and colour is set out for review and approval.



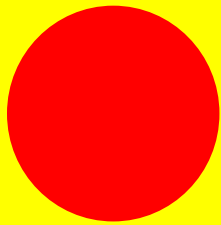
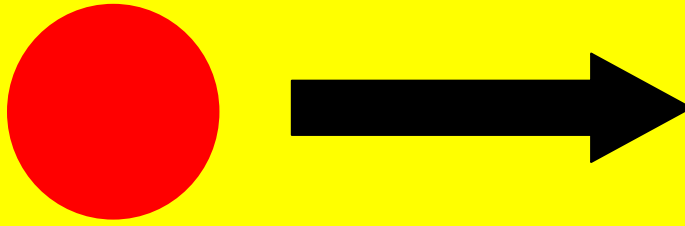
##### Proposed signage

Using the good guidance of for x follow y the following signs on approach are set out.





**NO ACCESS FOLLOW**



OR



## **5. COMMUNICATION**

### **Introduction**

In order to ensure that the events are managed in an agreed manner the plan will require notification to the network managers and via media to the users of the event.

### **Highways and Police**

The calendar for the annual larger events will be issued to the contact officer in either maintenance or traffic management units for highways and the police liaison officer. This will ensure that the necessary information is at hand if operational issues arise outside the event uses which can thus be dealt with in a safe manner. If required phone numbers etc will be provided.

### **Users**

The event organisers will be issued with the approved diversion routes to form part of the information issued to the riders and supporters.

The routes etc will be added to the website for ease of reference.

### **Local community**

The plan and calendar will be issued to the local parish council for information to ensure that the local residents are aware of the dates etc. If required phone numbers etc will be provided.