

# Comment for planning application 20/00123/OUT

<b>Application Number</b>	20/00123/OUT
<b>Location</b>	Cotefield Business Park Oxford Road Bodicote OX15 4AQ
<b>Proposal</b>	Outline application for a food store including access and scale
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Charles Kitson
<b>Address</b>	26 Cotefield Drive, Bodicote, Banbury, OX15 4SW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

**Comments**

Whilst we support, in principle, the proposal for a "food store" we object to certain aspects of the proposal specifically : 1. Access to/from the A4260 Oxford Road 2. Signage and road markings around the proposed site and Cotefield Drive 3. Zero provision for electric vehicles at the new store

1. Access to/from the A4260 Oxford Road Access to the food store has been considered in the planning application however this did not take into account the current, 2020, status of the surrounding area. We note the application states "comfortable walking distance of the approved development of Longford Park for 1070 dwellings" and whilst this may be the case we seriously doubt residents would actually walk to a store and then back with heavy shopping bags. It is likely, in our opinion, that these trips will be by car. The application makes reference to pedestrian access, cycle and bus routes. However we contend that, apart from the residents of the Cotefield and Iron Stone Place developments, very few people will actually use these modes of transport to arrive at the store. Moreover the cycle lanes mentioned simply do not exist around the entrance to Cotefield Drive from the A4260. It is more likely users will arrive by car from: Longford Park, Adderbury and Bodicote all of whom will be keen to avoid the bottleneck at the Sainsbury supermarket junction. In fact this is borne out by the number of proposed parking spaces, 82 and 4 disabled which seems to be a high number for a store of the proposed size (reference the Co-op on Chatsworth Drive). Cotefield Drive is the only access from A4260 for : 1. Cotefield Estate - c.86 houses 2. Iron Stone Place - c.95 houses 3. Cotefield Garden Centre 4. Cotefield Business Park Assuming 1.5 cars per house there are potentially 300 cars entering/exiting Cotefield drive onto A4260 any given day (rounding up to allow for garden centre and business park traffic). The transport assessment was carried out in late September 2018 when only c.50% of the Cotefield Estate had been occupied, Longford Park was not at capacity and work had yet to begin on Iron Stone Place. We therefore contend that the figures arrived at are not indicative of the traffic volumes current around this junction. The A4260 is the main road between Banbury and Oxford and has seen a significant increase in traffic over the past 5 years. Every morning it can take 5 minutes or more to turn right from Cotefield Drive onto the A4260 because of the traffic volumes both north and south bound. Traffic often queues in either or both directions; South because of the bottleneck at the Adderbury Lights and North because of bottlenecks at various points along the route into Banbury not least at the aforementioned Sainsbury junction. When there are no queues traffic regularly exceeds the speed limit of 40mph past this junction. North bound likely because of the drop from 60mph to 40mph only c0.10 miles from the junction and being downhill, the "slow down" sign regularly lights up. South bound is likely because drivers are aware of the 60mph limit coming up soon. Consequently it is extremely difficult and dangerous to turn right from Cotefield drive. Furthermore, as mentioned in the assessment, there is a "ghost island" for cars turning right from A4260 into Cotefield Drive. When a car is in this lane it is impossible to turn right from Cotefield drive until they have exited it. We would also like to point out that the junction of the Oxford Road and Cotefield Drive is the single point of access for residents, visitors and emergency services to all 4 developments. Should any serious accident block this junction then access will be prevented and in the case of an emergency could be potentially life threatening. Furthermore we note that there are planning applications for more new homes in the surrounding area which is also likely to increase pressure both on the A4260 and this junction. Therefore we suggest the proposal should be amended to include a new junction layout which includes traffic lights similar to the access to Longford Park. Alternatively an offset roundabout would both force vehicles to slow down and allow access/exit from Cotefield Drive, a mini roundabout would not have this effect. Additionally the council should look to either enforce the current speed limit more forcefully or limit it further, a suggestion would be 40mph from Adderbury removing the 60mph section.

2. Signage and road markings around the proposed site and

Cotefield Drive Parking is also a concern, currently on Auction days we've witnessed cars parked along Cotefield Drive and the side road to the auction house none of which was recorded by the assessment. We doubt this will change and may even be exacerbated by the proposed store. We would like to see double yellow lines along this road and Cotefield Drive. The current plan does not make it clear if there will be any road markings placed at the entrance to the supermarket access road from Cotefield Drive. Currently there are none and we have personally had to emergency stop for vehicles exiting this road without stopping. There needs to be a "STOP" sign and markings placed at the exit of this road. 3. Zero provision for electric vehicles at the new store The submitted plans do not appear to include any provision for electric vehicles. Surely all new parking areas need to include charging points for electric vehicles.

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**Attachments**