

Rachel Tibbetts

From: White, Joy - Communities <Joy.White@Oxfordshire.gov.uk>
Sent: 08 September 2020 16:02
To: Linda Griffiths
Cc: Planning; Planning Consultations - E&E; Bbosa, Rashid - Communities
Subject: 20/00811/OBL and 20/00812/OBL

Dear Linda

Apologies for the delay on my response to these consultations. They appear to be overlapping.

These are really matters for CDC since OCC will not be adopting them, and the bridleway is not intended to become a public right of way. However, I have some brief comments which may be helpful:

Car Park:

- There is a very high level spec but no plans. Is this the subject of a separate reserved matters application?
- How is it to be drained? No drainage of surface water will be permitted onto highway.
- The report states when it will be transferred to the management company but not when it will be opened. I would suggest that the car park should be opened as early as possible after the S278 highway works are completed.
- The parking spaces are to be surfaced with gravel filled cells with demarcators for bays. This is probably less suitable for a high turnover car park than asphalt (the circulatory is asphalt). Demarcation may be less clear than with asphalt plus paint, leading to less efficient use. Gravel is also less suitable for pushchairs/wheelchairs.
- No indication of disabled bays

Bridleway

- The specification does not mention space either side of the bridleway. The applicant should refer to British Horse Society guidelines. 3m is very narrow for a path to be shared with pedestrians and cyclists, as is likely here - 4m is preferred.
- There is no detail of the crossing point over the spine road.
- There is a pinchpoint around the edge of the adult football field. Use by equestrians during a football game could be challenging!
- The maintenance regime does not specifically mention grass mowing and cutting of vegetation adjacent to the bridleway. Although this is probably picked up elsewhere, it should be included as a requirement of the bridleway maintenance.

I have no comments on the other matters included with this consultation.

I hope this is helpful.

Kind regards

Joy

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