

**Town and Country Planning Act 1990 (As Amended)
Local Highway Authority (LHA) Response**

Application Reference	21/02467/F		
Proposal	Erection of mixed-use development including a 240-bed hotel, 4-storey office building and roadside services including 2 no hot food restaurant drive-throughs, a coffee shop drive-through and a petrol filling station with ancillary retail store		
Location	OS Parcel 0005 And Part OS Parcel 1300 0878 And 7566, Banbury		
Case Officer	Bernadette Owens		
Date Consulted	18/08/2021	Date Sent	10/09/2021

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations to make;

Bus & Rail

This site sits on the hourly 200 bus service, but there are no bus stops located within the vicinity.

Therefore, the LHA would wish to see a pair of bus stops installed on the A361 in the vicinity of the site pedestrian access. The LHA do not believe that there is any need for a layby but a section 278 safety audit might indicate that they are needed. The LHA would suggest that a wooden bus shelter, with no power supply, is provided southbound only.

The LHA would also seek to ensure that a bus service is maintained for whenever staff begin or finish work, particularly if these are outside of the traditional working day. Therefore, taking the site as a whole, if more than 50 staff begin or finish work in a period where there is no bus service with 30 minutes, we would seek to ensure that one is provided through a developer contribution.

CTMP

Should this development proposal eventually be granted a planning Consent the LHA require that the applicant provide; by way of a suitably worded planning Condition, a CTMP, to detail the following for agreement with the LHA:

- Detailed work programme / timetable.
- Details of the days and hours of operation of the site
- Site HGV delivery / removal hours to be limited to between 10:00 – 16:00
- Detailed routeing for demolition, excavation, construction and abnormal loads.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- Breakdown of number, type, size and weight of vehicles over demolition & construction period.
- Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management.

Public Rights of Way

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way

A handwritten signature in black ink, appearing to read "H. Usher".

Hayley Usher
Development Management Engineer

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The views, observations, comments and recommendations contained in this response represent those of West Northamptonshire Council as Local Highway Authority and in no other function or authority.