

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

District: Cherwell

Application no: 14/01888/F-2

Proposal: Erection of two local centre buildings - one to contain four apartments (3 x 2 bed and 1 x 1 bed) over one retail unit and a surgery and the other to contain four apartments (2 x 1 bed, 1 x 2 bed and 1 x 3 bed) over three retail units and a nursery.

Location: OS Parcel 6920 East Of Oxford Road And Adjoining South Of Canal Lane Bodicote

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Transport

Recommendation:

Objection

Key issues:

The following issues raised in our original response dated 8 December 2014 have not been addressed:

- Cycle parking
- Refuse storage
- Parking allocation for residential units

Legal agreement required to secure:

A monitoring fee of £1,240 is required for the site to enable the travel plans to be monitored over a period of five years.

Conditions:

As recommended in our original response dated 8 September.

Note that due to the constraints of the site I would not be happy for the matters mentioned above, that have not been addressed, to be conditioned. I would want to see that the development works and these matters can be sensibly accommodated.

Informatives:

Detailed comments:

Carriageway layout is different from that of the approved spine road planning layout. In particular the bus layby and service layby adjacent to the surgery/convenience store are not shown. It is important to show the building accesses and yard accesses in relation to that layout. It is recommended that the layout drawing is amended to show the correct kerblines of the spine road.

Servicing and deliveries:

The tracking of vehicles in and out of the two yards was reviewed as part of the spine road application. Because it could not be shown that large vehicles (which typically deliver to

convenience stores) could enter and exit the yard for the convenience store and surgery premises due to the constraints of the spine road, it was agreed that a service bay capable of accommodating large articulated lorries could be located on the spine road outside the front of the building. This has not been shown on the layout plan. The plan should be revised to show the route that the deliveries will take into the store once offloaded – will cages be pushed through the store? As there is no access path from the front to the back of the store, the only alternative seems to be on the footway around the corner and into the service yard, but this could interfere with pedestrians and people waiting at the bus stop, so would not be acceptable.

With regard to the retail and nursery building, the developer has asserted that no vehicle larger than a 7 tonne panel van would be used, and tracking has been provided to show that this can enter and exit from the spine road and turn around within the service yard. I have concerns that this yard may also be used as parking for nursery drop off – see query under parking below.

Parking

It is assumed that parking within the rear yards is for the residential units and staff. However, spaces have not been allocated. The layout plan should be revised to show the allocations. I note two disabled bays have been provided behind the surgery – I assume these will not be for customers as the yard is gated.

Gates are not shown on the yard to the rear of the nursery. I would be very concerned if this was publicly accessible as it could be used for nursery drop off, and this would not be suitable for a service yard. Access arrangements for the nursery need to be confirmed, and provision will need to be made for buggy parking, and parent/child car parking.

Cycle parking

While public cycle parking for the village centre could be provided in the main square/car park area, this development should have its own secure cycle parking for residents and staff. Oxfordshire cycle parking standards require:

	Residential	Food Retail	Non Food Retail
Long stay/ employee/ resident	1 bed - 1 space; 2+ beds - 2 Spaces	1 stand per 12 staff *	1 stand per 6 staff *

* 1 staff per 50 sqm

** 1 staff per 7 sqm

No cycle parking is shown for this development – this must be provided and due to the constraints of the site I would recommend that this is not conditioned because it is likely to be challenging to accommodate.

Refuse storage

There is no indication of bin storage – this was highlighted in our previous response.

Travel Plans

The comments below were contained in our original response and still apply. In addition the framework travel plan must set out a Servicing and Delivery Plan which individual occupiers will need to adhere to and reflect in their travel plans. This must set out the maximum sizes of vehicles that can be used, acceptable times for delivery so as not to interfere with peak times for other users or cause disturbance, and routes to be taken through the development.

A framework travel plan is required for the development. This should either feed into an existing plan submitted as part of the wider parcel of land (if one was written) or be produced from scratch.

To coincide with this and because of the likely trip generation:

- a) each of the individual retail units will be required to produce a travel plan statement
- b) the nursery and the surgery will require full travel plans

A monitoring fee of £1,240 is required for the site to enable the travel plans to be monitored over a period of five years

Officer's Name: Joy White
Officer's Title: Principal Transport Planner
Date: 05 August 2015

District: Cherwell

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LOCAL MEMBER VIEWS

Cllr: Mark Cherry
Comments:

Division: Banbury Calthorpe

Date: 24 July 2015

My main observation are is there going to be adequate parking provision for application Consultation: Cherwell, 14/01888/F-2 14/01888/F-2 Parcel E Of Oxford Rd & Adjoining S Of Canal Lane, Bodicote CRM:0061013
Furthermore will be a viable or subsidised bus service be in place to get elderly people to the doctors surgery who do not drive. Or will some kind of section 106 Agreement need to be moved forward.