

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

District: Cherwell

Application no: 14/01888/F-3

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 And 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:

- Retail/surgery/residential car park/yard exit is within bus layby.
- Servicing and delivery
- Amount of staff parking for nursery/retail building seems low

Legal agreement required to secure:

Travel plan monitoring fee – see previous response.

Conditions:

As recommended in our original response dated 8 September.

Informatives:

For information the service yard/parking areas would not be adoptable.

Detailed comments:

- The access to the service yard/car park for the surgery and convenience store, and residents' car park, is within a bus layby, and is gated. This could cause difficulties with buses being delayed getting into the layby, and people not able to exit because the layby is blocked by buses or unauthorised users – particularly important for healthcare workers at the surgery to be able to get in and out quickly. The access should be moved.
- I am concerned that the correct kerblines with the service bay outside the convenience store is still not shown. Also, I requested in my previous response confirmation of the route taken by deliveries from this bay into the store, which has not been provided.
- Only four staff car parking spaces have been provided for the three retail units and nursery. Given the likely operational need for retail managers to have a car, and the high staffing levels in nurseries, this seems very low, which will lead to the likelihood of spaces being taken up in the public parking area all day by staff. Indiscriminate overspill parking

around the neighbourhood centre is likely to occur and could be a safety issue.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 21 October 2015
