

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

District: Cherwell

Application no: 14/01841/REM

Proposal Reserved matter to outline application 05/01337/OUT – Proposed commercial units for B1 use adjacent to the Oxford Road, including 65 associated parking spaces:

Location: Proposed land for Commercial units West of College House Farm, Longford Park Road, Bodicote

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

Annexes to the report contain officer advice and the comments of local members.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 25 November 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

Objection

Key issues:

Parking provision – vehicles/cycles

Vehicle Servicing

Parking Layout

Legal Agreement required to secure:

Section 38 Highways Act 1980

Conditions:

1. Before any of the Units in Longford Park are first occupied the whole of the estate roads and footpaths of that phase, shall be laid out, constructed, lit and drained and if required temporary or permanent traffic calming to the Oxfordshire County Council's Specifications.
2. That, before any of the units are first occupied in Longford Park, the proposed vehicular accesses, parking and turning areas that serve those units shall be constructed, laid out, surfaced and drained in accordance with the specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
3. Before any of the units are first occupied in Longford Park the parking and manoeuvring areas shall be provided in accordance with the plan (to be approved) hereby approved and shall be constructed, laid out, surfaced, drained and completed, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times.
4. Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and

approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of Longford Park the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level.

5. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during construction and a route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.

Detailed Comments:

I have identified a number of areas below that require amendments and as a result the Highway Authority has recommended Refusal to the proposal on the following issues:

- Cycle parking provision does not meet requirements, seven cycle spaces are required for each commercial unit, this equates to four "Sheffield" type cycle stands
- No details have been submitted in terms of refuse collection
- No details have been submitted in terms of servicing arrangements (loading/unloading spaces)
- Unable to scale the dimensions of the parking space as no scale bar has been placed upon the plan
- One parking space appears to be obstructing another, located in the north-east corner of the site
- No vehicle tracking has been submitted in terms of a large car, refuse vehicle, servicing lorry etc.
- The disabled parking spaces located within the vicinity of Unit 2, would require multiple reverse manoeuvres to egress these spaces it is recommended these be relocated

Summary

Taking the above into account, there are a number of design issues that require further consideration and information, which will need to be resolved before support can be given to this planning application. Therefore as submitted, I object to this application until the above issues are resolved to the Local Planning Authority and Local Highway Authority's satisfaction.

However, if the Local Planning Authority is minded to approve the submitted application, I would recommend the conditions quoted above are imposed.

Officer's Name: Thomas Cockhill

Officer's Title: Transport Planner

Date: 24 November 2014
