

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

District: Cherwell

Application no: 14/01830/REM

Proposal: Reserved matter – (Outline application 05/01337/OUT) – Details for the proposed sports changing pavilion adjacent to the sports pitches, including 29 associated car parking spaces and 2 coaches bays.

Location: Sport Pavilion land off Bankside Adjacent Longford Park Road, Bodicote

This report contains officer advice and the comments of local members when submitted.

Submission Date: 10 December 2014

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

Objection

Key issues:

- Highway Safety.
- Accordance with Longford Park Design Code.
- Vehicle Tracking

Legal Agreement required to secure:

- Section 38 Highways Act 1980

Conditions:

1. That before the sites in Longford Park 'Bankside Sports Pavilion' is 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 the site is first occupied in Longford Park 'Bankside Sports Pavilion', the proposed vehicular accesses, driveways and turning areas that serve those dwellings 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 the site is first occupied in Longford Park 'Bankside Sports Pavilion' 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 'Bankside Sports Pavilion' 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.
6. The surfacing to the parking area should be permeable paving and a condition should be applied to any permission to ensure that prior to occupation the parking area is constructed SUDS compliant.
Reason to accord with Sustainable Drainage Systems (SUDS)

Informatives:

- No comments

Detailed Comments:

I have identified a number of areas below that require some amendments:

- No Cycle parking has been demonstrated on the supplied plans; this will need to comply with standards in terms of number of spaces, covered/secure, located as close to the main entrance to the building as possible and use 'Sheffield' type cycle stands.
- The Highway Authority has concerns regarding the proposed coach parking arrangement and there is likely access/egress issues – vehicle tracking will need to be supplied
- No refuse storage has been demonstrated, furthermore refuse vehicle tracking will need to be submitted

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: 10 December 2014

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Ecology

Recommendation:

Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

Legal Agreement required to secure:

N/A – For the District Council to comment

Conditions:

N/A – For the District Council to comment

Informatives:

N/A – For the District Council to comment

Detailed Comments:

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 10 December 2014

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LOCAL MEMBER VIEWS

Cllr: Mark Cherry**Division:** Banbury Calthorpe**Comments:**

No objection to the plans. But I would like to see a fully integrated traffic management plan with Oxfordshire county council and Cherwell district council to make sure there's proper access for busses and cars and alleviate any congestion. Furthermore residents are consulted over any concerns to the above plan

Date: 20 November 2014
