

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

District: Cherwell

Application no: 14/01835/REM-2

Proposal: Reserved Matters to 05/01337/OUT - Details of the proposed village square including 44 public parking spaces and landscaped public open space

Location: Proposed Surgery - Community Hall - Nursery Residential Longford Park Phase 2 Longford Park Road 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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Location: Proposed Surgery - Community Hall - Nursery Residential Longford Park Phase 2
Longford Park Road Bodicote

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 10 August 2015

District: Cherwell

Application no: 14/01835/REM-2

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Transport

Recommendation:

Objection

The proposal does not demonstrate safe and suitable access for all people, contrary to NPPF.

Key issues:

- Insufficient manoeuvring space for some parking spaces – drivers would need to reverse onto footway.
- Inefficient circulation around car park – likely to lead to congestion
- Car park could be used as a short cut to avoid crossroads
- No cycle parking shown
- No parent and child spaces
- Walking route into school should be through the landscaped public open space, not the car park.
- Red line area includes parts of spine road – alignment does not match with agreed spine road.

Legal agreement required to secure:

n/a

Conditions:

I would not be happy for cycle parking to be conditioned, as space is tight and the applicant needs to ensure that when the parking layout is adjusted, sufficient space is left for cycle parking.

Informatives:

For information, the parking area and open space would not be adopted by the county council.

Detailed comments:

- 6m of manoeuvring space needs to be provided between rows of parking. Three spaces opposite the surgery have insufficient space to reverse and would need to reverse onto the footway, affecting pedestrian safety.
- The car park would not allow complete circulation – in effect there would be cul-de-sac opposite the surgery. This is likely to lead to congestion as drivers would have to do a three point turn to exit. Removal of the three spaces opposite the surgery would allow a complete one-way circulation, which would be more efficient. It may be possible to replace the spaces at the other end of the car park, adding onto the ends of rows.
- However, all spaces must be 5m x 2.5m, and an appropriate number of 'parent and child' spaces should be provided due to the need for nursery drop off.
- The proposed car park has two entrance/exits, which would allow it to be used as a cut through, which would make it less safe for pedestrians. It would be better to close off the southern access.
- No cycle parking is shown. While it is expected that secure cycle parking for staff and residents should be provided within the retail sites, all public cycle parking will need to be provided in the village square. 10 sheffield stands (with appropriate spacing) should be provided – some could go at the end of the row of disabled parking spaces, some in the space freed up opposite the surgery by the removal of three parking spaces (see above) and some in the landscaped POS. Note – it is assumed that parking for the community hall and ecumenical centre can be provided within their curtilage.
- To ensure the safety of child pedestrians, the pedestrian access to the school should be through the POS not the car park. However, care is needed to ensure that the access and landscaping tie in with the school site plans (county council planning application R3.0094/15)
- The red line area includes parts of the spine road which was the subject of a separate reserved matters application. The outline of the road I this application does not match up with the spine road plans, in particular there are missing bus and service laybys.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 09 August 2015

District: Cherwell

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LOCAL MEMBER VIEWS

Cllr: Mark Cherry

Division: Banbury Calthorpe

Comments:

First is the application Cherwell, 14/01835/REM-2

Allowing enough parking for the said development. In layman term is 44 parking spaces enough. Is the application going to have a viable bus service allowing for the ongoing consultation on bus subsidies that is happening with Oxfordshire County Council or will some kind of section 106 Agreement be needed. Oxfordshire County Council LTP4 states the need for integrated bus services in Banbury with bus shelters allowed but a bus service is needed never the less or the parking spaces won't cope.

Last of all this application complies with the now excepted Cherwell local plan.

Date: 23rd July 2015
