**From:** Plater, Roger - Communities [mailto:Roger.Plater@Oxfordshire.gov.uk]
**Sent:** 26 February 2019 15:39
**To:** Matthew Chadwick
**Cc:** Cllr George Reynolds
**Subject:** 19-00171-F Swalcliffe Park Equestrian

Hi Matthew,

I have looked over the above planning application and have the following comments to make.

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**Planning application:**19/00171/F

**Location:**Swalcliffe Park Equestrian Park Lane Swalcliffe Banbury OX15 5EU

**Description:** Erection of a veterinary building

**Type:**                                     Full Development

**Case officer**:                         Matthew Chadwick

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**Recommendation:**

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they ***do not*** ***object*** to the granting of planning permission, subject to the following condition:

**Condition:**

**Construction Traffic**

Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) for the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the plan shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

**Comments:**

The applicant has submitted a comprehensive Transport Statement, as requested in the pre-application response. The 2018 turning count in the TS confirms the low level of traffic on all approaches to the site. As the horsebox movements associated with the new veterinary practice will be distributed throughout the day, the number of additional passing manoeuvres will be small. The overall traffic on the highway network will not change significantly as the practice is relocating, meaning that fewer vehicles will pass through the village of Hook Norton.

Planning permission 14/01762/F allows the Park to hold up to 28 days (including set-up and take-down) of events with over 50 competing horses in a year. 13 actual days of events are currently scheduled for 2019. By comparison, the impact of the movements due to the proposed veterinary practice will be minor.

I note that the TS says on page 9 “The route north from the Park towards the village is narrow and limited passing bays, it is signed as unsuitable for large vehicles and the Park set out that it should not be used”. However, the TS goes on to say on page 20 “Vehicle movements associated with the practice will tend to be evenly distributed throughout the day and will be divided between the three approaches”. I trust that the staff and the clients will be encouraged not to use Park Lane, but rather use the north-west / south-east route instead.

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

Kind regards

***Roger***

Roger Plater

Transport Planner, Transport Development Control

(Cherwell and West Oxfordshire)

Oxfordshire County Council

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