

Oliver's Battery Parish Council

Bushfield Camp Outline Planning Application. 23/O2507/OUT

The Oliver's Battery Parish Council wishes to comment as follows:

Commentary on what is proposed

Although the site is within the Compton Street Local Gap, the principle of some development within the gap has been accepted by WCC.

The Local Plan policy (existing and emerging) did not include reference to specific uses such as a hotel.

However WCC stated (in its pre-application response letter, dated 12 April 2023) that *"a hotel use if proposed as a complementary ancillary use can have place making benefits for the development, bringing activity to the site supporting use as part of the overall employment offer."* However, the size of the proposed hotel is excessive in terms of the declared purposes of the development.

Proposals for mitigating the damage caused by increased transport emissions need to be clear and demonstrably achievable.

Although works to St Cross Road Roundabout illustrate the proposed off site highway improvements to the roundabout, including new signalised pedestrian and cycle crossings, it is not clear why the vehicle access directly off this roundabout is not achievable.

Although stopping the Park & Ride buses outside the Proposed Development presents an opportunity to increase bus utilisation, there is no reference to increasing the capacity of the Park & Ride facility or adding a bus lane along Badger Farm Road to cope with additional services and make journey times shorter and more attractive. This is essential to mitigate the additional vehicle journeys generated by the proposed development.

The car parking onsite needs to be carefully controlled to ensure it meets predicted demand, in order to prevent overspill into adjacent parishes.

There will inevitably be a very significant reliance on WCC's role in assessing and testing the developer's evidence base and mitigation proposed, which will include consulting with statutory and non-statutory consultees.

WCC will need to ensure the design principles that have led to the production of the illustrative masterplan will be carried forward into the future detailed design at Reserved Matters stages.

Summary

The PC does not object to the development in principle, but has major concerns regarding the access, the impact on traffic congestion, increased pressure on

parking spaces in the parish and nearby and the very real potential for Increased CO2 emissions.

The PC supports National Highways' wish for additional time for further consultation with the Local Highway Authority (HCC) regarding proposed highway changes to enable them to give 'fully informed advice' to the Local Planning Authority (WCC).

Conclusion and comments

On the basis that the Outline Planning Application includes specific proposals in respect of access only, the PC wishes to comment on the following:

- vehicular access should be directly from the St Cross roundabout
- capacity of the Park & Ride facility needs to be increased
- a bus lane along Badger Farm Road needs to be included
- temporary lights at the junction of Oliver's Battery Road and Badger Farm Road must be included too to provide an accessible junction for pedestrians as well as improving safety for drivers and cyclists.

In addition, the PC stresses that further public consultation and engagement is essential as the proposal develops and must give adequate time for any proposals to be properly considered and commented on.