

Divisions affected: *Charlbury and Wychwood*

CABINET MEMBER FOR HIGHWAY MANAGEMENT – 27 JANUARY 2022

CHARLBURY – HIXET WOOD - PROPOSED NO WAITING AT ANY TIME RESTRICTIONS

Report by Corporate Director, Environment and Place

RECOMMENDATION

1. The Cabinet Member for Highway Management is RECOMMENDED to approve as advertised the proposed no waiting at any time restrictions at Hixet Wood, Charlbury.

Executive summary

2. This report presents responses received to a statutory consultation to introduce no waiting at any time restrictions at Hixet Wood to facilitate the safe access to and from a new residential development, including enabling bin lorries to enter and exit the site.

Financial Implications

3. Funding for consultation on the proposals has been provided by the developer of land off Hixet Wood who will also fund implementation of the proposals should they be approved.

Equality and Inclusion Implications

4. No implications in respect of equalities or inclusion have been identified in respect of the proposals.

Sustainability Implications

5. The proposals would help facilitate walking and cycling and the safe movement of traffic.

Consultation

6. Formal consultation was carried out between 21 October and 19 November 2021. A notice was published in the Oxford Times newspaper and an email sent to statutory consultees including Thames Valley Police, the Fire & Rescue Service, Ambulance service, Bus operators, West Oxfordshire District Council, Charlbury Town Council, and local County Councillor. Letters were sent to approximately 60 adjacent premises in the immediate vicinity, and street notices also placed on site.

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7. Fifty-four responses were received during the formal consultation. 39 objections (72%), 11 expressions of concern (20%), 1 expression of support, and 3 neither objecting nor commenting. The responses are shown at Annex 2 with copies of the original responses available for inspection by County Councillors.
8. Thames Valley Police and West Oxfordshire District Council did not object.
9. Charlbury Town Council strongly objected on the grounds of the loss of parking spaces where there is no off-road parking and where there is already insufficient parking spaces for existing residents and for customers of nearby businesses. Additionally, the Town Council expressed a concern that the removal of parking would increase the speed of traffic on a road that is used by many pedestrians therefore reducing their safety. It would also encourage and enable lorries and site traffic to access unsuitable narrow streets.
10. The local member also objected, challenging the rationale for the yellow lines being that the bin lorries need to be able to turn there, noting that bin lorries can get up Hixet Wood without any need for parking restrictions and requesting that alternative means of managing the bin collections for the new development are identified to avoid the displacement of cars to other parts of the town as well as inconveniencing residents who have no driveways or private parking spaces.
11. An objection was also received from a local church on the grounds that many of their congregation travel in to Charlbury for daily Mass and with demand being particularly high on Sundays reducing parking in the area would make life very difficult and adversely impact the congregation.
12. Fifty-one responses were received from members of the public. 38 objections, 11 expressions of concern, one expressing no opinion and one in support.
13. The objections and concerns were overwhelmingly in respect of the loss of parking for residents and businesses in an area where there is already high parking pressure due to many properties – including those directly adjacent to the proposals – having no off-street parking and the resulting inconvenience and increased pressure at other nearby locations.
14. One factor raised within the responses was that the proposed waiting restrictions were not included as part of the planning consent for the development but only subsequently identified as being required by a road safety audit (carried out by consultants employed by the developer) for the junction of the new access for the development with Hixet Wood and expressing the view that assurances understood to have been given by the developer that the development would have minimal impact on existing residents had been negated by the current proposals.
15. In respect of bin collections some respondents commented that at other locations in the town it was not uncommon for residents to have to bring their

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bins along narrow lanes which bin lorries were unable to access and queried why the same arrangement should not apply to the new development.

16. Noting the above responses, it is accepted that local opinion is very heavily weighted against the proposals which would result in the loss of parking for six vehicles (given that the restrictions extend approximately 30 metres on both sides of the road, with the carriageway width only permitting parking on one side (in practice the east side).
17. However, both the Highway Code (which requires drivers to avoid parking within 10 metres of a junction, including opposite a junction) and the independent road safety audit for the new junction giving access to the development, which identified the need for the proposals which only extend as far as required by the Highway Code.
18. Additionally, comments have been received that bin lorries currently can have great difficulty making progress adjacent to the proposals due to the current parking and that even without the development some parking restrictions are desirable.
19. The developers of the site have stated there are four unreserved parking spaces within the development which while primarily intended for visitors would nevertheless also be available to existing residents.

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Corporate Director, Environment and Place

Annexes

Annex 1: Consultation Plan

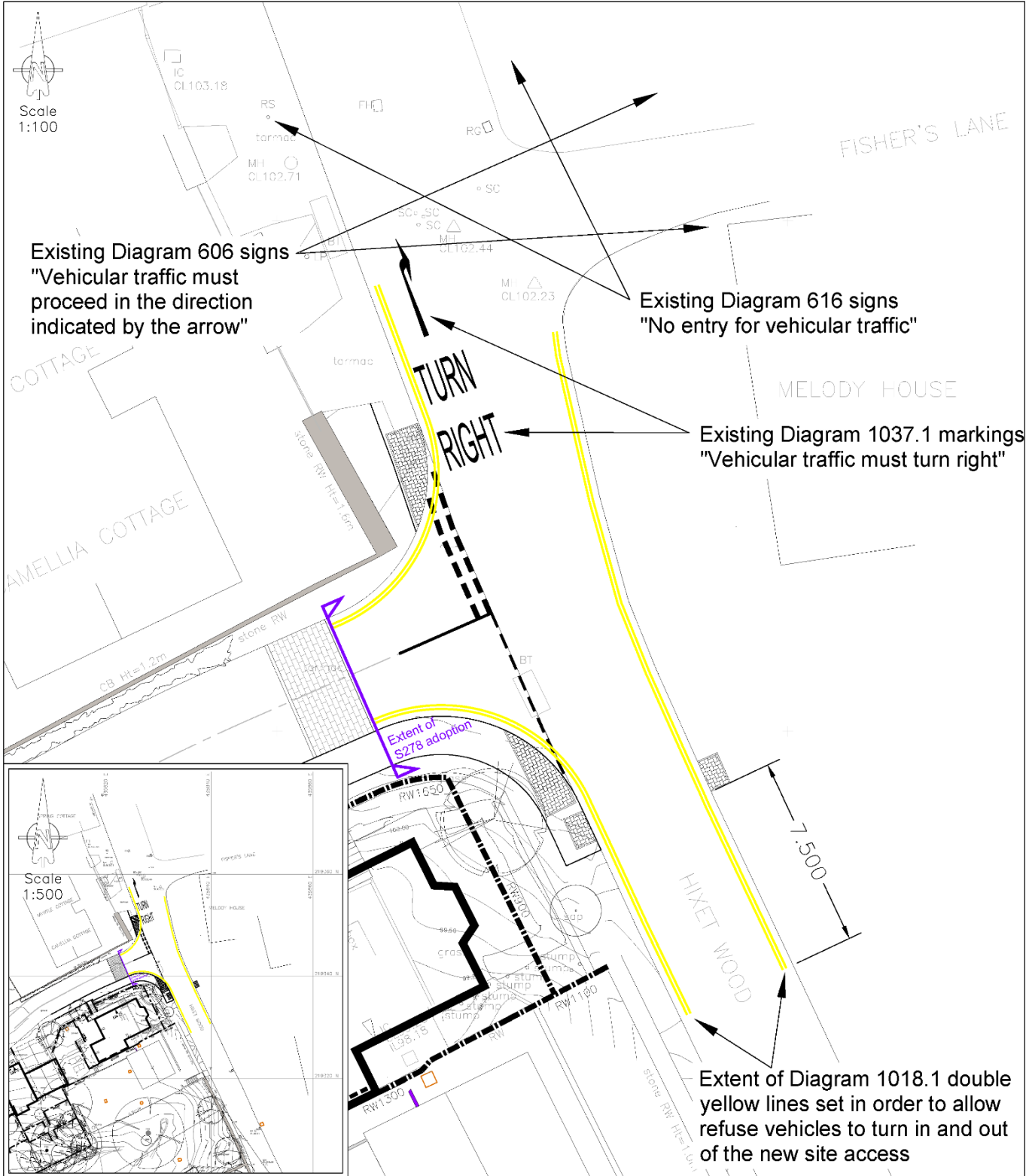
Annex 2: Consultation responses

Contact Officers:

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Chloe Kirby

January 2022



Key:

- Proposed new Diagram 1018.1 double yellow lines
- waiting of vehicles prohibited at all times

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION ISSUED BY OXFORDSHIRE COUNTY COUNCIL

General Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. Survey levels and grid based on Ground Surveys Ltd Topographical Survey 6384-01. All levels relate to ordnance datum and grid is the ordnance survey national grid.
4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
7. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.

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P1	02.08.21	First issue.	TDF	LJW
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client		MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YS Tel: 01235 555173 Email: mail@mjaconsulting.co.uk		
Project		Blenheim Estates Police House Site, Hixet Wood, Charlbury		
Site		Traffic Regulation Order Plan		
Scale:		As Shown @ A2	Status: PRELIMINARY	
Drawn:	TDF	Project Engineer:	LJW	VIA Project No:
Drawing Number:	6385-MJA-SW-XX-DR-L-6-6	Date:	August 2021	Rev:
				1/1

RESPONDENT	COMMENTS
(1) Traffic Management Officer, (Thames Valley Police)	No objection
(2) West Oxfordshire District Council, (Parking Team)	No comments
(3) Charlbury Town Council	<p>Object - The Town Council strongly objects to this proposal. It would mean losing parking spaces where there is no off-road parking. Currently there isn't enough parking spaces for existing residents. To reduce what there is would cause uproar. Where would the residents park? And the visitors to the shops along Sheep Street?</p> <p>Removing parking would increase speed of traffic on a road that is used by many pedestrians therefore reducing their safety. It would also enable lorries and site traffic to access narrow streets which would be completely unsuitable.</p>
(4) Local County Cllr, (Charlbury & Wychwood Division)	<p>Object – The rationale for the yellow lines is that the bin lorries need to be able to turn there, but I would dispute this - I can see no reason why this is necessary. At the moment the bin lorries can get up Hixet Wood without any need for parking restrictions. If the bins can be managed in such a way that the lorries do not need to go into the development to collect, these lines and the consequent removal of parking spaces will be quite unnecessary. If allowed to go ahead, these lines will cause displacement of cars to other parts of the town as well as inconveniencing residents who have no driveways or private parking spaces.</p> <p>Please would you reconsider this and work out a way in which the bins can be accessed without having to restrict parking in Hixet Wood.</p>
(5) Local Church, (Sheep Street)	<p>Object – I must object strongly to the removal of parking opposite the Police house developments. People travel in to Charlbury for daily Mass and Sundays is particularly busy. Reducing parking in the area will make life very difficult and adversely impact our life.</p>

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(6) Local Resident, (Charlbury)	<p>Object</p> <ol style="list-style-type: none"> 1) What research has been done on existing parking in Charlbury? 2) Did this research happen prior to the planning for the development down the road, or after? 3) What objections have already been made and how many? 4) Is the council aware of how many people park on these roads already, and, if so, how many? 5) Does the council know who the cars belong to, that park on these roads? Is it residents, visitors, trades people? 6) Where is alternative parking being offered? Where is everyone supposed to park?
(7) Local Resident, (Charlbury, Little Lees)	<p>Object - This is not required and should have been considered at the original application. It would result in unnecessary loss of on-street parking.</p>
(8) Local Resident, (Charlbury, Sheep Street)	<p>Object - This area is used by existing residents for parking. If this change is due to safety considerations, this should have been considered at planning stage for the new houses, not retrospectively. Smacks of the many will pay for the few to gain.</p>
(9) Local Resident, (Charlbury, Park Street)	<p>Object - The WODC approved plans show the bin store for the housing development next to the road junction. There is therefore no need for refuse lorries to enter as they can empty the bins without turning, momentarily stopping in the road as they do elsewhere in the Town. Additionally, if it was a concern OCC as a statutory consulted should have raised this as an issue at the planning stage. It may have meant that the development should have been refused.</p>
(10) Local Resident, (Charlbury, The Green)	<p>Object - Failure to prepare equals prepare to fail, this was going to be a problem from the outset, Charlbury cannot take any further building as the roads through the town were not designed for the current use let alone the increased use planned. Now to ask for residents to give up their on-street parking because they are getting in the way of making money for property developers</p>

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<p>(11) Local Resident, (Charlbury, Woodstock Road)</p>	<p>Object - The sole reason for this proposal is to allow refuse vehicles access to the new, housing development. Refuse vehicles do not need access for the few minutes they are at the location, parking at the junction is the practical solution. In other parts of Charlbury where there is only pedestrian access, refuse operatives walk the few yards to collect the bins, why not here? Residents of Sheep Street and Hixet Wood already compete for the few car parking spaces available it is unbelievable that OCC, having declared a 'Climate Emergency' is intent on removing spaces where residents would be able to charge EVs.</p>
<p>(12) Local Resident, (Charlbury, Thames Street)</p>	<p>Object - As there is a big parking problem in Charlbury already, and it will just make it worse,</p>
<p>(13) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - Parking is already difficult in Charlbury. The proposed plan means that residents will no longer be able to park outside their own homes. Additionally, the new houses being built on Hixet Wood will only add to the congestion in the area.</p>
<p>(14) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - The restrictions are to the front of our grade 2 listed property Melody House where we as a family have parked for 15 years, along with local existing residents from the surrounding roads, Hixet Wood, Sheep St, Fishers Lane. This restriction will force around 8-10 cars to park in front of other peoples' homes in the surrounding roads. The proposed development has ample access space as all the previous residents on this land have had over the last 40 years and the cars parked on our side of Hixet Wood, slow down the traffic on a narrow road making it safer for pedestrians. This was certainly not proposed in the planning application for the development, which was accepted on the grounds that it would have minimal impact on existing local residents and certainly not affect their access to parking near their properties.</p>
<p>(15) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - Parking is already at a premium in this area, this proposal will prevent residents parking outside their own homes, displacing them further along Hixet Wood to the area close to our business where we already have problems with parking. We have recently managed to get OCC to paint white lines in KEEP CLEAR to prevent cars blocking the entrance to the garage premises and allowing visiting vehicles to turn in - although this has not solved the problem, every day we have visitors in large vehicles/lorries and trailers who struggle. On dustbin day it is already a known hotspot for vehicles causing obstructions and the operatives leave stickers on vehicles. This cannot go ahead in the current proposal, 30m is too much. It is the loss of about 5-8 cars parking spaces. Owing to the narrow nature of Hixet</p>

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	<p>Wood, there will be a problem if these cars are moved further along.</p>
<p>(16) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - I am sure that you will agree that if the County Council has permitted development and now found that the permitted development unfortunately makes the community surrounding that development unsafe, the community should not suffer for accidental errors made by the County Council in granting the development. It would be unfair to the community if scarce parking space in a 20mph zone were removed from a community that made clear its concerns to the proposed development previously.</p> <p>The community raised a number of objections prior to the planning application being granted by the County Council. One of those objections was the removal of scarce parking spaces to be used for access to the proposed site. The County Council has now flagged to the community that the development it previously believed to be environmentally sound and essentially safe to the public is in fact not safe. We all make mistakes. However, rather than the community being adversely affected by the removal of spaces, I request that the County Council protects the existing community by ensuring that the same volume of parking remains available, either by retaining the current spaces or by compensating for their loss by changing the residential development plans so as to provide the same number of parking spaces within the residential development but for public usage and for the current community along Hixet Wood rather than for additional new homeowners within the new residential development.</p> <p>In general, more expensive houses tend to have larger external spaces that can be used for parking, so, given this fact, the current proposal will most likely discriminate unfairly against less affluent households who have no private parking, including more vulnerable sections of society and those who have retired and potentially live on a reduced income and potentially require assistance with mobility. Parking a significant distance from their home could be challenging, for example in terms of moving groceries from their car into their house. I would therefore request that the County Council ensures that parking space is not lost because I believe this could prove to be discriminatory.</p> <p>In terms of the level of danger of the new development to the public as flagged by the County Council, I would be grateful for data demonstrating the level of danger posed by the development. Could the County Council possibly provide data to the community so that it can better understand the need for the removal of these particular parking spaces, including:</p> <ul style="list-style-type: none"> - Data/statistics on accidents in this specific area on Hixet Wood in the last 5 years? - Data/statistics on deaths in this specific area on Hixet Wood in the last 5 years? - Data/statistics showing any differences in the above made by the reduction from 30 mph to 20 mph on this section of

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	<p>road? - Data/statistics on volume of traffic in this specific area on Hixet Wood in the last 5 years?</p> <p>As noted above, this section of the road is now restricted to 20 mph, and I would be grateful if the County Council could (a) review and share the safety data above and (b) reconsider their proposal. A reduction in scarce parking spaces would cause problems for the community, and there is a sense of inevitability that if the number of parking spaces were reduced overall, the consequences would result in the County Council having to take further measures and incur further expense in solving the new problems created.</p> <p>In summary, I would be grateful for a solution from the County Council that ensures that overall the number of parking spaces available for use by the existing Hixet Wood community is not reduced and that discrimination is avoided.</p>
(17) Local Resident, (Charlbury, Rochester Place)	<p>Object - I work in a business in the town centre. There is already a lack of parking in Charlbury with our customers constantly struggling to park. Placing these double yellow lines will lose a 6-7 parking spaces on the outskirts of the town centre leaving even less options for our customers to park.</p>
(18) Local Resident, (Charlbury, Hundley Way)	<p>Object - Hixet Wood is an area typified by an acute shortage of on-street parking and is surrounded by areas with restrictions. The requirements of the Highways Code are sufficient to allow suitable access and egress onto this narrow road and the equally narrow Fishers Lane.</p> <p>Residents assume this proposal has been made by the irresponsible developers of the sensitive site behind the former police houses. It is a matter for them to ensure their development can effectively service vehicles. The County Council at the time of the planning application made no request for this restriction, and there are no grounds for doing so now.</p>
(19) Local Business, (Charlbury, Crawborough)	<p>Object - As a professional gardener, I need to visit Camellia Cottage and Melody House regularly, with my tools in my vehicle. I will not be able to work at those addresses if I can no longer park on the street in the vicinity.</p>
(20) Local Resident, (Charlbury, Sheep Street)	<p>Object - Object strongly. The residents of Sheep St already share very limited parking with the businesses on the street. We can never get a space outside of our home and have to use the spaces further down daily. It's already an imposition when carrying shopping or in poor weather and removing this parking will simply exacerbate this for other areas in Charlbury. This is a ridiculous idea and current residents will be penalised at the prospect of future ones.</p>

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<p>(21) Local Resident, (Charlbury, Hixet Wood and Fishers) Lane</p>	<p>Object - Because this will cause hardship to the existing people who park there and is primarily because of the new Vanderbilt Homes development. The development in progress is in part managed by the Marlborough family, and coincidentally they have house next to the development (Lee Place), and access to this (UNWANTED) new development could be via the land surrounding Lee Place. If THEY want to profit from their development, then THEY should also suffer some of the consequences, and NOT the long-suffering people of Charlbury.</p>
<p>(22) Local Resident, (Charlbury, Rochester Place)</p>	<p>Object - The arrangements as they currently stand work satisfactorily; restricting on-street parking in this area further would simply make the problem worse elsewhere and create dangerous situations for all road users where currently they are known and work effectively.</p>
<p>(23) Local Resident, (Charlbury, Sheep Street)</p>	<p>Object - The new development will have the luxury of offstreet parking. This proposal therefore has an inequitable impact on those of us who have lived here for many years and don't have the luxury of offstreet parking. We already play a regular game of shuffling cars, parking in other streets etc. Removing these spaces from existing residents, for the benefit of a new development with offstreet parking, is cynical, ignorant and downright unjust. This is typical of the general state of play these days. Very, very disappointing indeed.</p>
<p>(24) Local Resident, (Charlbury, Sandford Park)</p>	<p>Object - I object against restricting the parking in Hixet Wood because there already is very little parking available in the town centre and this will make it even more difficult for residents to park at a reasonable distance from their home. It will inherently have a knock-on effect on other parking in town if parking here is restricted. There is also no good reason for this parking restriction. Parking here has been fine for a long time, there are no safety issues for pedestrians etc. If anything, there are more people that need to park, not fewer and the current parking helps to make this road safer for pedestrians too. If this restriction relates to the new houses off Hixet Wood, then clearly any solution for any issues should be sought within that development (particularly given it is still in development, so would make perfect sense to develop it in a way that does not lead to restricted parking.</p>

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<p>(25) Local Resident, (Charlbury, Sheep Street)</p>	<p>Object - There is very little parking on Sheep St with narrow access. Overspill is used in Hixet Wood. It will make Hixet Wood much LESS safe for pedestrians as cars will speed up rather than slow down. The development should NOT be prioritised over needs of local residents. Waste should be collected from the road as everyone else's is and I see no reason for wider access to the development for this. Why is it that the needs of local residents are not considered over those of developers? It's a disgrace.</p>
<p>(26) Local Resident, (Charlbury, The Slade)</p>	<p>Object - Unfair on residents who will lose parking, this should have been considered as part of the planning application and the development should have created additional spaces on site to offset the ones it now wants to lose.</p>
<p>(27) Local Resident, (Charlbury, Sheep Street)</p>	<p>Object - This is will make Hixet wood very dangerous and also compact car problems on the surround streets</p>
<p>(28) Local Resident, (Charlbury, Bayliss Yard, Sheep Street)</p>	<p>Object - There is already a lack of parking for existing residents</p>
<p>(29) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - There is already limited parking in Hixet Wood for residents. Further restrictions are not necessary for access to the new development in Hixet wood. I have lived opposite the land on which the development is taking place for the past 15 years, and there has been regular use by vehicles turning in and out of the gates where the entrance to the new development now stands, without any need for parking restrictions. A removal of parked cars from near the junction with fishers Lane and sheep street will also result in traffic heading down the hill at increased speeds causing risk to pedestrians.</p>
<p>(30) Local Resident, (Charlbury, Tanners Court)</p>	<p>Object - The reduction of available parking in a town where several properties are too old to have parking facilities and most residents own at least one car is stupid.</p>
<p>(31) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - We have lived on Hixet Wood for 15 years, opposite the land currently being developed by Blenheim Estates. Previously on this site, there has always been the police houses with 3 garages and never before has there ever been a problem with multiple vehicles coming in and out of the property. I have always parked in front of my home with children, a disabled mother, an elderly grandfather etc and can't believe that this developer thinks he can just suddenly make our road double yellow lined, with not a care for existing long term local residents and how it will effect</p>

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	<p>us.</p> <p>This was certainly not proposed in the planning application for the development, which was accepted on the grounds that it would have minimal impact on existing local residents and certainly not affect their access to parking near their properties.</p> <p>The developer is proposing to take away the parking spaces available in front of our house, along with another approximately 6 car spaces along our wall, used by residents from both Hixet Wood, Fishers Lane and Sheep Street for the last 15 years. Am I to assume that the the developer will be providing additional parking within the boundaries of the development for local residents whose parking will be lost by this proposal? If this is not the case, the proposal is completely unacceptable.</p> <p>All previous residents have been able to get in and out of the opposite properties with no problem to cars or residents, and now that the developers have knocked down part of the wall, they've improved their access to the site. Cars parked on the Melody House side of the road have the effect of slowing down the speed of traffic using Hixet Wood road from both directions towards the junction on Fishers Lane, and slower traffic on a narrow street makes it much safer for pedestrians.</p> <p>I trust you to understand how upsetting this is for us, as our house is one of the properties that this proposal effects the most, and we object strongly to this application. Hopefully your department will put a stop to this proposal and make the developers re-think the design of their own entrance, without restricting access to parking available for existing long-term residents. Parking in Charlbury is hard enough without just taking away 8 permanently used spaces within the town centre, the knock-on effect of losing these spaces will impact residents of both Hixet Wood and Sheep Street.</p>
<p>(32) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Object - In the original plans the local town council unanimously objected to this development because of the valid concerns expressed by the local community about a lack of parking and unsuitability for added traffic among many other environmental concerns.</p> <p>We are residents on Hixet wood and strongly object to any suggestion of reduced parking on Hixet wood. It is already extremely overcrowded and as working parents with a young child we often struggle to find parking near to where we live as things stand. This often means carrying children and shopping long distances and struggling to get in and out our gate due to overcrowding from closely parked cars. Sadly, the 20mph is not adhered to by all. This can be quite stressful given as there is no footpath in places. The additional construction traffic, and in the future additional</p>

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	<p>residents, increase these hazards.</p> <p>It seems irresponsible to propose to reduce parking further in an area where the residents are already struggling with these issues and have constantly fed back that it is already hazardous and will be made more so with the development proposed.</p>
<p>(33) Local Resident, (Charlbury, Fishers Lane)</p>	<p>Object - resident I would like to express my strong opposition to your plans to create a wide access road into the new housing development at the bottom of Hixet Wood. I would like to object on the following grounds</p> <ol style="list-style-type: none"> 1. The major disadvantage of your plans is that they will result in a reduction in the number of parking spaces in an area which is already very short of parking space. As a result, if this proposal is allowed to proceed it will create unnecessary tensions between local residents and the occupants of the new houses once completed. 2. The access road you are proposing is wider than necessary, and there can be no case for allowing this road to be wider than the existing road down Hixet Wood. It could be re-designed with a wide entrance on the west side which would allow parking to continue on the existing east side of Hixet Wood. 3. If the road has to be of a certain width to allow access for refuse vehicles etc, I recommend other solutions including the collection of refuse from the new development from the kerbside in Hixet Wood, which would be both safer and save time for the refuse trucks. 4. I would recommend that rather than the proposed access road, the access to the new development should be designed as 'shared space' with a maximum 10mph speed limit. 5. Finally this development offers an important opportunity to show existing residents that the access roads to new housing developments like this can be sensitively planned to take into account the concerns of local residents, especially in respect of parking issues. I would urge you not to ignore this opportunity.
<p>(34) Local Resident, (Charlbury)</p>	<p>Object - I am VERY opposed to the plan to place double yellow lines on Hixet Wood just near to the former Police Houses development happening (which should NEVER have been approved in the first place), thereby removing parking spaces for residents who live here.</p> <p>Traffic speed is already a problem and the removal of parked cars will only increase the speeds with which cars and</p>

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	<p>lorries travel this road. Additionally, there is no need for refuse lorries to access the new development (which should NEVER have been approved in the first place). All new residents (as do all others on Hixet Wood) will bring their bins to the curb.</p> <p>The Charlbury Town Council and our county councillor Liz Leffman are ALL opposed to this measure, as well as to the houses being built in the first place.</p> <p>Do not paint double yellow lines on Hixet Wood and prevent residents from parking outside their own homes.</p>
<p>(35) Local Resident, (Charlbury, Sheep Street)</p>	<p>Object - As a resident of this immediate area for over 12 years, I know only too well how incredibly limited existing parking is on Sheep Street and Hixet Wood, and in Charlbury more generally. As I understand it, the housing development plans that are trying to convert this parking area to double yellow lines did NOT include this in their planning application and has not had any kind of official approval. It is therefore very unfair for developers to try and change the rules after the agreement of acceptable changes has been made. I would not want my local council to be bounced into such an iniquitous decision.</p> <p>The loss of the parking spaces will cause great inconvenience to all the neighbours and others in this area. Furthermore, several of us in this area have elderly relatives that are severely restricted in their mobility, and this proposed change will make their care very difficult. My mother is 86 and needs very proximal parking to be able to enter my house. Please do not allow this precious parking space to be made redundant. I understand that there is a housing shortage & that new areas are needed, but we in Sheep Street and Hixet Wood must insist on a quid pro quo. Build the houses (with all the noise, traffic, parking problems etc that this already brings), but don't take our very limited parking as well. I hope the council will see fit to stand up for its residents & tax-payers, and not fold to the demands of developers.</p>
<p>(36) Local Resident, (Charlbury, Dancers Hill)</p>	<p>Object - Like many small country towns and villages across the country, Charlbury has very limited off-road parking and the implementation of yellow lines as planned will only worsen an already difficult situation. It is not only the residents of adjacent houses who will be affected but many residents from other roads too. So severe is the shortage of parking space, that many people park their car two or three hundred yards from their home. People from Bayliss Yard, Pooles Lane, Fishers Lane and many other roads park on Hixet Wood.</p> <p>I am fortunate to have off-road parking but my drive is often obstructed by cars parked legally on Pooles Lane.</p>

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	<p>I am more than happy to see temporary restrictions in place whilst construction work goes on but once completed, there should be no restrictions.</p> <p>There should be no concerns about access for refuse and recycling vehicles as I notice on the development plans, there is space for bins to be assembled.</p>
<p>(37) Local Resident, (Charlbury, Fishers Lane)</p>	<p>Object - As a resident of Charlbury living very close to the junction of Hixet Wood and Fishers Lane I feel that further limits on local parking would raise considerable problems.</p> <p>Reasons for opposing the measures include:</p> <ol style="list-style-type: none"> 1. Many local homes have no private parking and a loss of further on street parking will cause additional pressures. It is not easy to see where the vehicles using this stretch of road to park can go. 2. The entrance to the development is wider than before. There is no necessity for refuse collection vehicles to regularly access the site as residents can bring their bins to this wide entrance for emptying. 3. Traffic currently is slowed by the presence of parked cars on Hixet Wood. It has the effect of traffic calming. The ability to drive faster along Sheep Street would make it more dangerous for pedestrians, cyclists and other motorists particularly as pavements are fragmented along Hixet Wood. 4. As one who walks along Hixet Wood/Fishers Lane/Sheep Street on a daily basis I have never found visibility a problem. Speeding traffic is far more of a hazard. <p>Whilst not directly relevant to this issue a far more useful proposal would be an extension of the 20mph speed limit to include Fishers Lane!</p>
<p>(38) Local Resident, (Charlbury, Fishers Lane)</p>	<p>Object - We understand from your letter that this proposal is a direct result of the development taking place, and of does not appear to take into account the needs and longstanding uses of existing residents on this narrow roadway. Our objections are as follows:</p> <ul style="list-style-type: none"> • The removal of already extremely limited street parking outside the homes of existing residents who have lived and parked their cars there – with no off-street parking - for many years. • The removal of on street parking options to residents of Fishers Lane without off street parking, like ourselves, who already face significant challenges in finding parking spots in our part of the town. • The removal of effective “traffic calming” at this very narrow junction point (Fishers Lane, Hixet Wood, Sheep Street) provided by the current on-street parking.

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	<ul style="list-style-type: none"> The failure to consider the character, quality of life and needs of existing residents and the inappropriate “urbanization” of a small Cotswold town, in an ANOB and within a conservation district. <p>Thank you for the opportunity to lodge our strong objections and note that this email has been sent to you prior to your deadline. We urge you to reconsider this inappropriate parking proposal and work with the site developers and (especially) local residents to identify a better solution.</p>
<p>(39) Local Resident, (Charlbury, Woodfield Drive)</p>	<p>Object – I regularly walk down that narrow road on my way into the centre of Charlbury. At present it is dangerous for the many walkers who use it, especially on the downward slope in the direction of the town centre. Once walkers reach the beginning of the pavement they are safer, but on the entire downward slope, which has no pavement, they have to be extremely wary of oncoming traffic in both directions. The cars which are regularly parked on that stretch of hill provide some protection, provided one can dodge between them in time.</p> <p>Now the County Council proposes to ban parking on the safer stretch immediately below Fisher's Lane, which will push more parked cars farther up the hill in order to allow the residents of the new development to access their own (safe) parking spaces inside the estate. I am appalled at the unfairness and insensitivity of this proposal and urge the County Council to rethink the plan.</p>
<p>(40) Local Resident, (Charlbury, Marlborough Place)</p>	<p>Object – Parking is limited as it is, in this part of town already. I can't for the life of me see how it can be justified to remove existing parking for residents, which have existed for well over 100 years, to make way for a new housing development!</p> <p>How in the world did this site ever get planning permission? The access & egress to this site on Hixet Wood is only a cars width!</p>
<p>(41) Email Response, (unknown)</p>	<p>Object - There has *never* been any parking issues on Hixet Wood, and this proposal is largely due to the Vanderbilt Homes development, instigated by members of the Marlborough family. It must be said that - in view of planning proposals - the attitude towards the Marlborough family round here by local councils seems to be that when they shout "JUMP!", the councils reply "How high?".</p> <p>This proposal will cause hardship to the existing people who park there and is primarily because of the new Vanderbilt Homes development. The development in progress is in part managed by the Marlborough family, and coincidentally they have a house next to the development (Lee Place), and access to this (UNWANTED) new development could be</p>

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	via the land surrounding Lee Place. If THEY want to profit from their development, then THEY should also suffer some of the consequences, and NOT the long-suffering people of Charlbury.
(42) Local Resident, (Charlbury, Sheep Street)	Concerns - The road from Hixet Wood is extensively walked by mums and toddlers. Adding yellow parking lines will increase speed of traffic down a steep hill increasing risk of death/accidents.
(43) Local Resident, (Charlbury, Sheep Street)	Concerns - This area of Charlbury is already difficult to park in. I live on Sheep Street with limited parking and no private parking. This proposal of new parking restrictions is totally unacceptable and the parking problems should have been sorted out before planning permission was given for the development of new houses. If this is to take place there needs to be consideration of residents parking in this area so that those of us that live here can park.
(44) Local Resident, (Charlbury, Sheep street)	Concerns - The reduced parking will have a negative effect on the local area
(45) Local Resident, (Charlbury, The Green)	Concerns - As both Sheep Street and Fishers Lane are one-way streets, I cannot see any justification for this change. It appears to be a reaction to a planning decision which should never have been granted. The present arrangements result in a natural reduction in traffic speed on a street where most residents are forced to park outside their homes. Please do not change the current situation.
(46) Local Resident, (Charlbury, Park Street)	Concerns - The proposal displaces parking for residents of Fishers Lane and Hixet Wood without offering an alternative. As most houses have no driveways residents have to park on the street and are unlikely to be able to find alternative spaces. The new houses will have their own parking so it only affects existing residents, but if there is additional parking required for the new homes then the position will be even worse
(47) Local Resident, (Charlbury, Woodfield Drive)	Concerns - Parking is gradually getting pushed out from Charlbury town and into the more residential areas. This is noticeable on the estate where I live which is a two-minute walk from proposed double yellow lines.

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<p>(48) Local Resident, (Charlbury, Fishers Lane)</p>	<p>Concerns - Approx 45% of properties on Fishers Lane have no off-street parking and there is no on-street parking at all in Fishers Lane. Approx. Approx 60% of properties on Sheep Street have no off-street parking and on-street parking is at best one sided. A number of properties on Hixet Wood also have no off-street parking. On street parking is therefore in high demand. This problem is not unique to Charlbury but the problem is probably more concentrated in this town than anywhere else, and should have been duly considered at the time the development application was assessed.</p> <p>I don't believe the need for these restrictions was flagged up in the Highways response to the application, and now the community has to bear the loss of approx 6 on-street parking spaces in an area where they are much needed.</p> <p>What chance do we have to ask a developer to replace the lost parking spaces after the development is approved. Knowing what the parking is like around here, once these restrictions are in place visitors to our house, some elderly, will typically be obliged to park a quarter of a mile away.</p> <p>I suggest road safety is properly considered at the time you respond to the planning application so the community knows the full implications of the development and can respond accordingly</p>
<p>(49) Local Resident, (Charlbury, Hixet Wood)</p>	<p>Concerns - whilst I appreciate your effort to improve safety and traffic movement around the Fishers Lane junction you clearly don't appreciate the parking premium here in the town as a whole.</p> <p>If you restrict parking as you propose, where do you suggest the residents who currently park there park? Hixet Wood is already full of residents' vehicles and there is simply nowhere else for us to park. We already have to 'fight' with weekend visitors for on-road spaces when they park outside our houses should we dare to leave our properties on a Saturday or Sunday.</p> <p>I would suggest that you survey the street properly in terms of how many vehicles residents need to park on the road itself and ensure there is enough on-road parking for those living here before you further restrict the road. If anything, parking should be restricted to residents only with a valid permit with no maximum number of vehicles.</p>
<p>(50) Local Resident, (Charlbury)</p>	<p>Concerns - The proposed plans as above are obviously necessary but will cause parking problems. Parking is already very tight, people park on double yellow lines and often vehicles can't get through. There will be an overflow from the new development, visitors, residents 'cars if they have more than one. To remove existing spaces</p>

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	<p>will definitely cause more problems. The development should never have been given permission.</p>
<p>(51) Local Business, (Charlbury, Sheep Street)</p>	<p>Concerns - The problem is that Blenheim are in the process of building houses with an access at the junction of Hixet Wood and Sheep Street but have provided little parking for the new dwellings and nothing extra for the existing residences that would compensate for losing existing parking. I think this was objected to by the local residents during the planning procedure.</p> <p>Since the lockdown I have been sitting in the front window looking on to Sheep Street. Parking is presently allowed on both sides of the road and then there is little space for anything other than a car or light van to pass – the refuge wagon gets stuck nearly every week!</p> <p>There is little space outside for my customers at present, and to get deliveries to my cellar (which accesses onto Sheep Street), the lorry often has to block the road for 20 minutes each week whilst they offload beer and collect the empties.</p> <p>There are also many houses in Charlbury without provision for parking (such as Fishers Lane, Pooles Lane and the north end of Sheep Street) and they all tend to park on Sheep Street and Hixet Wood.</p> <p>Also, to save the cost of parking at the station, cars park around here for a week at a time – sometimes a month.</p> <p>There is a warden that comes around the town on a Thursday and so the rest of the week people park on yellow lines. You would need to ensure that it was checked more regularly as even this week, an elderly neighbour had to be taken to the hospital by my son as someone had parked in front of her drive and couldn't be found.</p> <p>So we have a parking problem as it is without losing spaces. The problem needs to be considered as a whole rather than just focussing on one aspect. I think this is something that should have been considered during the planning procedure for the new houses, as now there is likely nothing that can be done to solve this problem and it is likely that even with a parking restriction in place, the new access will be blocked by parked cars as drivers here have little consideration for others, and way too much money to be bothered about fines. clamping or removal of their cars – all of which would take some time to action anyway.</p>

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<p>(52) Local Resident, (Charlbury)</p>	<p>Concerns – My only comments on the parking proposal would be that:</p> <p>1] Parking in this part of Charlbury is very limited with many older properties having no access to off street parking. Any scheme that would limit the available on street parking in this area would have real consequences for those who already have to walk some distance to where they are able to park and would inevitably lead to parking problems on adjacent streets such as Pooles Lane and Sheep Street.</p> <p>2] On street parking outside Melody Cottage creates a chicane on the approach to the junction with Fisher’s Lane and in the opposite direction when approaching from Sheep Street. This narrowing then forces vehicles to slow down. Parking close to the junction of Fisher’s Lane also prevents large or articulated HGVs from turning right into Fisher’s Lane. Overall, I am not in favour of adding yellow lines to restrict parking. Refuse vehicles should have no problem gaining access to the bins from the road outside the development without the need for any manoeuvring.</p>
<p>(53) Local Resident, (Charlbury, Fishers Lane)</p>	<p>Support – We have been aware of the difficulty of refuse trucks and ambulances for example, to get round into Fishers Lane due to the high level of car parking at this junction with Hixet Wood.</p> <p>*We have also to endure the building now going on at this junction and even this morning I have observed three huge lorries with soil coming from the building site on the plot of the old police house and going up Fishers Lane. The contractors have also been very cavalier in driving their diggers etc DOWN Fishers Lane which is a one-way street!!! We have confronted them and told them they should be getting on to the site via the back of The Bell which has a wide driveway. I believe Brian Murray has been in contact with the council regarding this as the contractors just do as they like as time is money to them and they ignore our warnings, as residents, of the danger. The third lorry from Lockhart Plant has just gone up the lane since about 8.30am. It was going at a sensible speed thank goodness,</p> <p>*Please understand that I am not taking the NIMBY stance as it is difficult for those residents in Sheep Street who only have the on-street parking but some of the parking has been very inconsiderate and even I in my Polo have struggled to pass sometimes. And at the Hixet Wood end we have Melody House who own a lot of vehicles and have just opened up their parking area at the bottom of the garden but still park on the street there at the junction. Some residents of Fishers Lane also need to park there as they have no parking at their Fishers Lane property. We have two dwellings opposite Melody House as well which also have their own parking and with the new housing construction and its access road, there will be more residents trying to get on to Hixet Wood and no doubt many delivery vehicles trying to get round into Fishers Lane. We also have many residents of all ages walking in our town and safety for them is paramount.</p>

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	<p>*Personally I am also deeply unhappy that Fishers Lane has not been made a 20mph limit like Hixet Wood and other areas of the town. Many drivers are using it as a rat run and of course SOME but not all of the heavy lorries are going up there at unreasonable speed, given that the lane is narrow and is walked up and down by families, dog walkers, kids going to school and kids with bikes and some cottages open directly on to a narrow pavement before the road. Delivery drivers also need to block the lane whilst they deliver.</p> <p>To sum up -</p> <p>I would like to see the 30 metre parking restriction both at the bottom end of Sheep Street as well as the bottom of Hixet Wood, at the junction of Fishers Lane and at both sides of the road. This will help essential support vehicles to get round more fluidly.</p> <p>I would strongly suggest that Fishers Lane is officially 20mph as are other areas of the town.</p>
(54) Local Resident, (Charlbury, Fowler Road)	No opinion