

Project Name:	Broadway Farm, Broad Oak, Botley
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Document Name:	Transport Statement for Replacement HGV Parking
Prepared By:	Eleanor Geary (March 2025)
Checked By:	Mark Smith (March 2025)
Approved By:	Mark Smith (March 2025)

Revision Record				
Rev	Date	By	Summary of Changes	Aprvd

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1. INTRODUCTION

- 1.1 This Transport Statement (TS) has been prepared by Paul Basham Associates on behalf of CCW Services Ltd to support the development of a replacement parking area for HGVs at Broadway Farm, Broad Oak, Botley. The site location is identified within **Figure 1**, and the proposed site layout included as **Appendix A**.

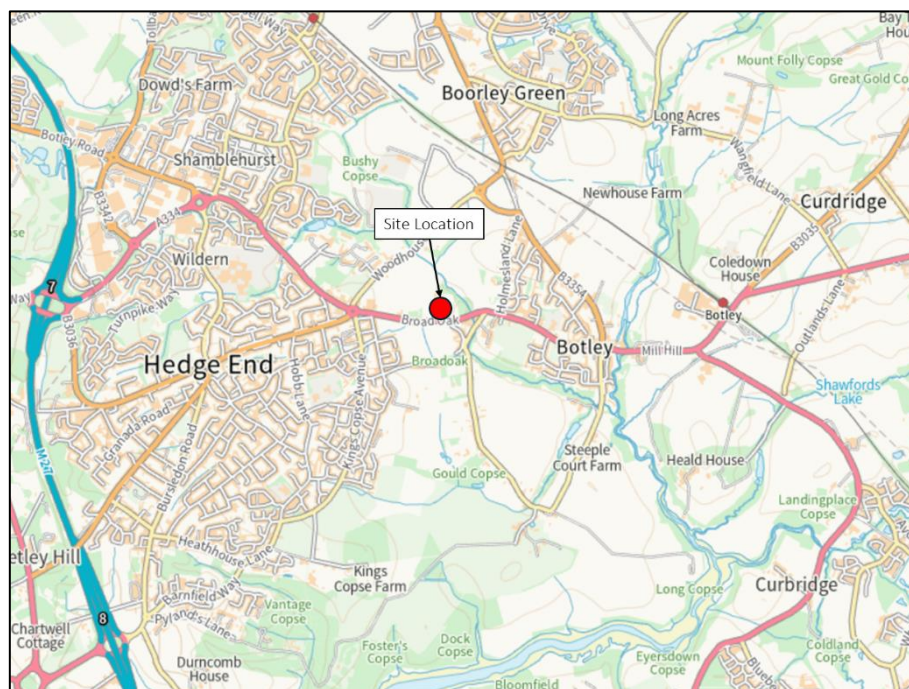


Figure 1: Site Location

2. EXISTING CONDITIONS

- 2.1 Broadway Farm's existing HGV parking area is located to the east of the site and is subject to a current Enforcement Appeal. The eastern parking has been used to facilitate parking of HGVs for a substantial period of time to ensure operational needs of CCW Services Ltd are met.
- 2.2 CCW Services Ltd have operator licences for 31 HGVs at this site. The parking area for the HGVs is necessary to ensure efficient operation of vehicles currently accessing the site. It ensures that the vehicles can continue to turn and access the various buildings on site, without parked HGVs blocking the access road, risking damage to vehicles or property as a result of excessive reversing or tight manoeuvring between buildings, or in the worst-case reversing onto Broad Oak.
- 2.3 The site access is c.5m wide with a passing bay in order to facilitate vehicles passing one another in the access (see **Photograph 1**). The site is subject to a 5mph speed limit. HGVs are restricted to only access/egress the site from the west in order to minimise disruption to the local road network (i.e. keep vehicles from travelling through the centre of Botley), and this is self-enforcing by the shaped entrance and associated signage.



Photograph 1: Passing bay along site access

- 2.4 It should be noted that access to Broadway Farm is controlled by a guard house and barrier for security purposes. All vehicle movements are therefore controlled by the site security. It is also important to note that no existing operations or trips will be changed as part of this application, rather the parking in the east car park will be relocated to the west of Broadway Farm.
- 2.5 The existing site of the proposed parking area to the west is currently greenfield as seen in **Photograph 2**, whilst the existing parking area to the east, which is proposed to be replaced is shown in **Photograph 3**.



Photograph 2: Existing conditions at site of new parking area



Photograph 3: Existing parking area

3. SITE OPERATION

- 3.1 The site typically operates through HGVs loading up at the warehouses (where these can be accommodated) or the current parking area for HGVs (where required) within the site before leaving during the day and returning later in the evening with timings varying with each journey (i.e. vehicles are gone for the day rather than repeat arrivals/departures through the day).
- 3.2 The proposed new HGV parking area is intended as a replacement facility to the existing eastern parking area (should enforcement action require the removal of the existing facility), and as such there will be no additional staff, vehicle trips or change in GFA of buildings as a result of this application. Therefore, it is not anticipated that the trip generation of the site will change as a result of the proposals and so no additional impact off-site with regards to traffic movements.

- 3.3 Developing upon this, it should be noted that the existing parking area will be required to remain until the proposed parking area is constructed, to ensure overspill of parking does not impede access to the warehousing units or internal roads. A condition is however anticipated on any consent for the new parking area, ensuring the existing area is closed off following the new facility being operational.

4. LAYOUT REVIEW

- 4.1 The proposed development includes the provision of a new HGV parking area to the west of Broadway Farm with 18 spaces to replace the existing parking area located to the east of the site.
- 4.2 The space is designed to store up to 18 trailers at one time, with each bay accommodating for a 13.5m long trailer, from which a tractor (6.5m) will connect. The bays are to be marked out at 2.4m x 13.5m. Along with this, new boundary vegetation will be planted in order to enhance the landscaping characteristics of the area and reduce the visual impact of this new HGV parking area. Through reprovision of the spaces, this will ensure the current commercial operations at Broadway Farm are maintained, and routes on site are not affected by parked vehicles.
- 4.3 Swept path analysis of a 16.5m articulated vehicle manoeuvring around the site and utilising the parking area is achievable and attached in **Appendix B**.

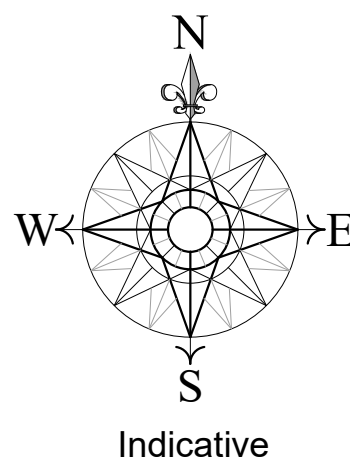
5. SUMMARY AND CONCLUSIONS

- 5.1 This TS has been prepared by Paul Basham Associates on behalf of CCW Services Ltd to support the development of a new parking area for HGVs at Broadway Farm, Broad Oak, Botley.
- 5.2 The provision of an HGV parking area is necessary at the site to ensure that the vehicles that currently access the site and have the appropriate OGV licences can continue to turn and access the various buildings on site should the enforcement action against the existing HGV parking area be enacted (currently at appeal). The new HGV parking area will simply replace the existing one, and as such there will be no additional staff, vehicle trips or change in GFA of buildings as part of the application. There will therefore be no adverse impact on the local highway network.

- 5.3 The sites access is c.5m wide with a passing bay in order to facilitate vehicles passing one another in the access. HGVs are restricted to only access/egress the site from the west in order to minimise disruption to the local road network. Swept path analysis of a 16.5m articulated vehicle manoeuvring around the site and utilising the parking area is achievable.
- 5.4 On the basis of the proposed HGV parking area resulting in nil-detriment on the highway network, and the potential disbenefits on highway and operational safety of not providing such a facility on site, we trust that HCC highways would raise no objection to the proposals.

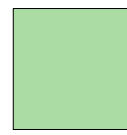
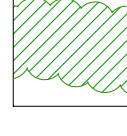
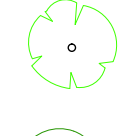
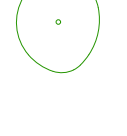
Appendix A

SITE LAYOUT



For Illustrative Purposes Only
The site is based on a topographical survey undertaken by J Brotherton & Partners (May 2019).
Surrounding information copied from Ordnance Surveys Promap, Crown Copyright. Licence Number 100022432

SCHEDULE OF AREAS	
	sqm
Proposed new hardstanding	1915
Area to revert back to landscaping	2083

-  Existing hardstanding rea to revert back to landscaping subject to ecologist requirements
-  Proposed landscaped buffer of mixed scrub (subject to ecologist requirements & detailed landscape design)
-  Proposed hardstanding area
-  Proposed landscaped buffer (subject to detailed landscape design)
-  Proposed informal landscaping (subject to detailed landscape design)
-  Existing trees (see arb. report for full details)

C	5.02.25	Landscape/biodiversity update
B	5.02.25	Buffer update
A	31.01.25	Planning issue
rev:	date:	note:


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project name/address:
CCW
Broadway Farm
Broad Oak
Botley

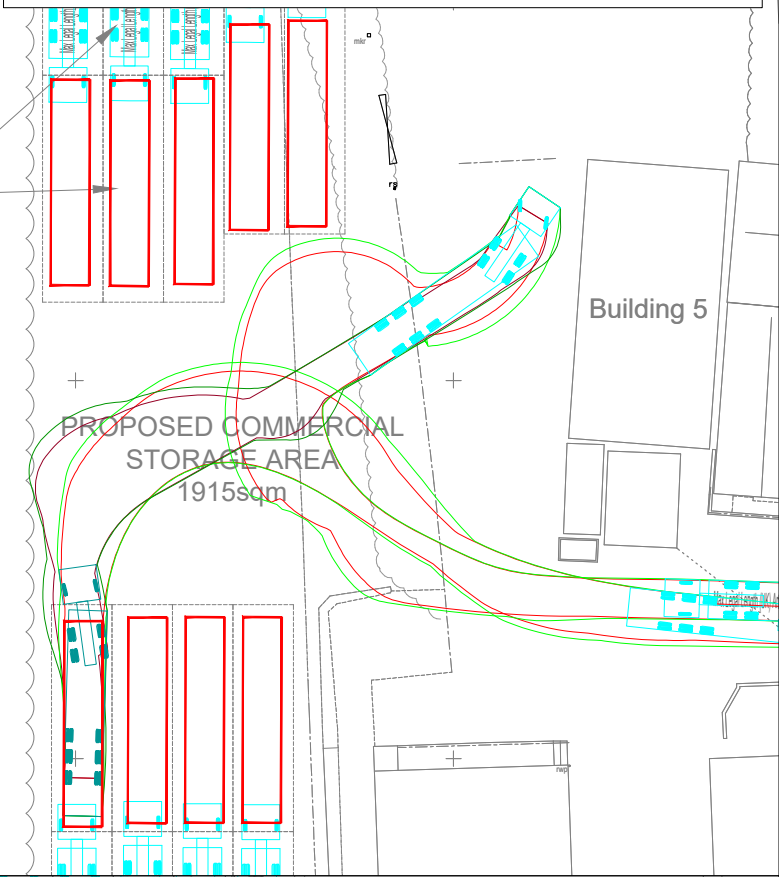
client:
CCW Services Ltd
drawing title:
Site Layout

job number:	drawing number:	revision:
2013	103	C
drawing scale/size:	date:	drawn:
1:500 (A1)	Aug 24	

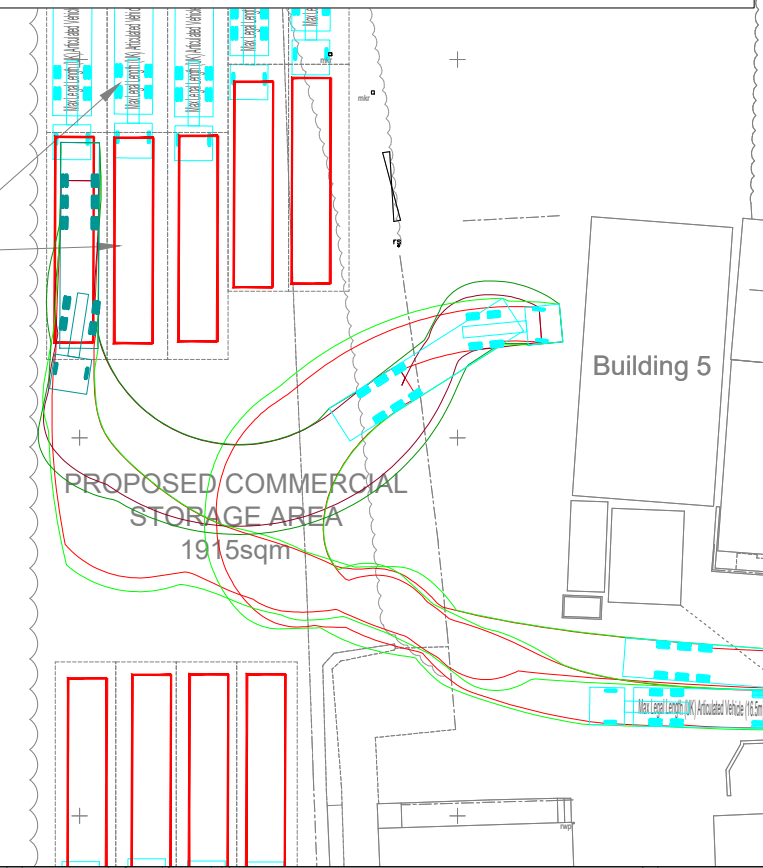


Appendix B

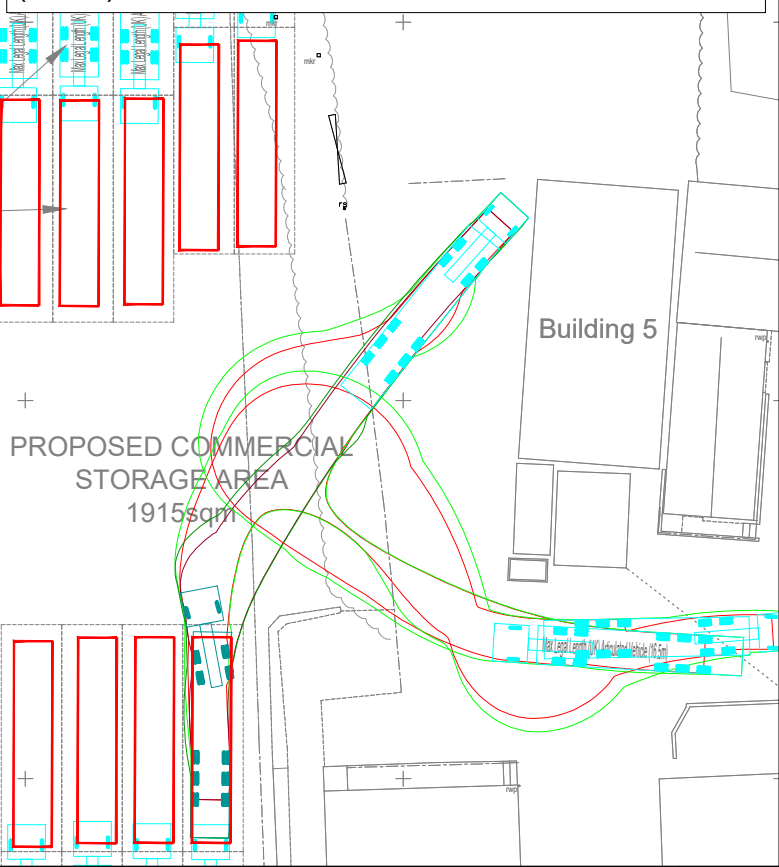
TRACKING OF ARTICULATED VEHICLE SPACE 1
(1:500)



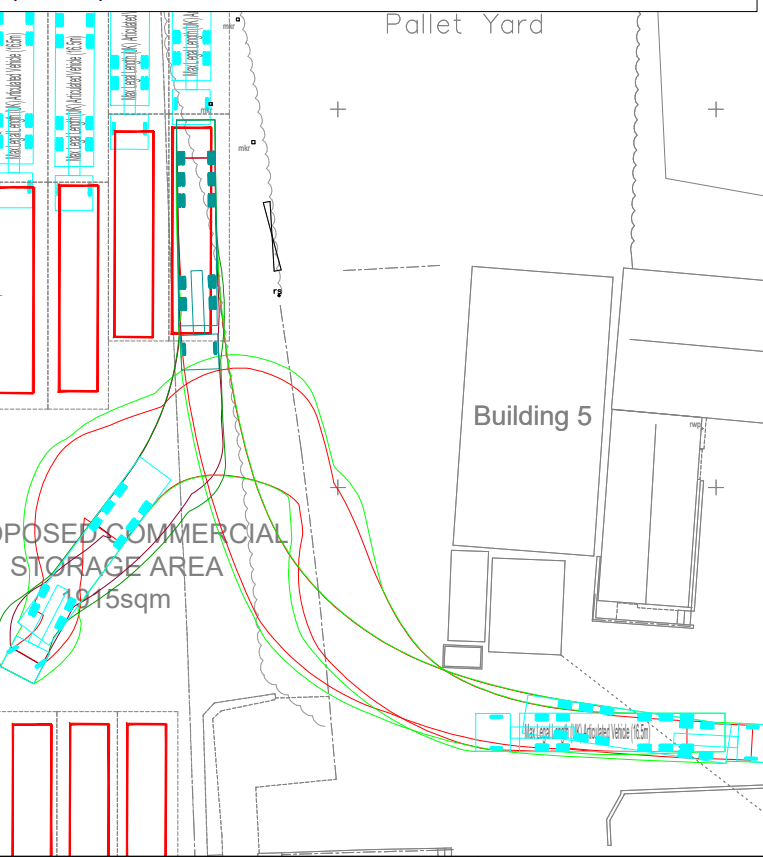
TRACKING OF ARTICULATED VEHICLE SPACE 3
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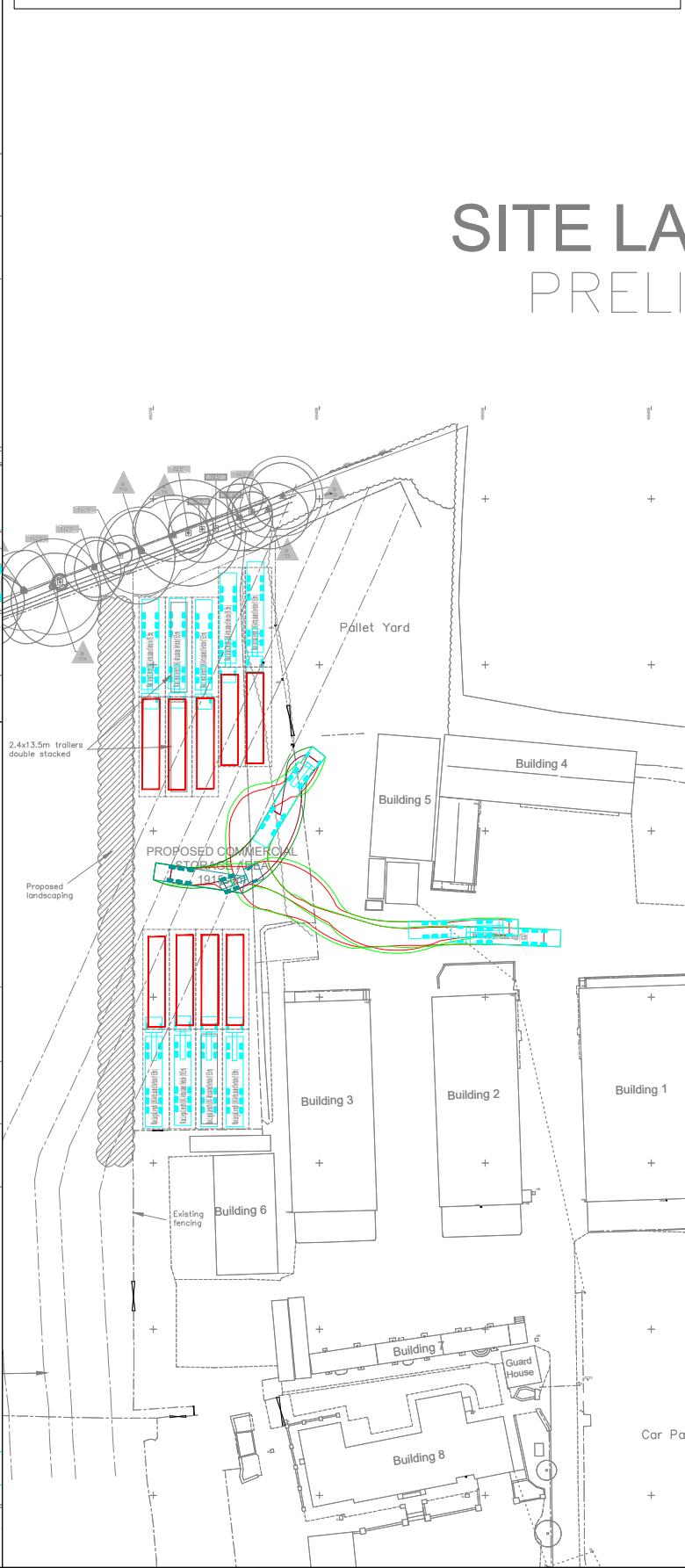
TRACKING OF ARTICULATED VEHICLE SPACE 2
(1:500)



TRACKING OF ARTICULATED VEHICLE SPACE 4
(1:500)



TRACKING OF ARTICULATED VEHICLE
ENTERING AND EXITING THE PARKING AREA
(1:1000)



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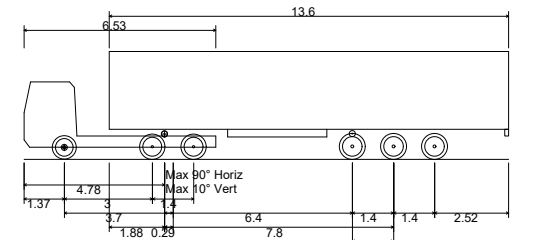
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- ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
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- VEHICLE TRACKED AT 5MPH IN FORWARD GEAR (IN LINE WITH POSTED SPEED LIMIT) AND 2MPH IN REVERSE GEAR.

KEY

INDICATES STACKED TRAILER LENGTH

VEHICLE PROFILE



Max Legal Length (UK) Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.681m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

Project Name
BROADWAY FARM, BROAD OAK,
BOTLEY

Project Phase
PRELIMINARY

Title
16.5M ARTICULATED VEHICLE
SWEEP PATH ANALYSIS - NEW
WESTERN OPTION

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	PBA Project Number	020.0961	Scale AS SHOWN	Suitability Code (AT A3)
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