



WOOBURN & BOURNE END PARISH COUNCIL

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20th May 2021

Heather Smith
Case Officer
Buckinghamshire Council

Dear Ms Smith. Re – Planning Application 20/08320/FUL Windrush House

Wooburn & Bourne End Parish Council Planning, Highways & Lighting Committee refer to the decision in respect of the above planning application.

We note the Planning Officer's report included the following points in paragraphs 4.7, 4.8, and 4.9 in the summary and recommendations to the West Area Planning Committee:

4.7 With regard to the provision of off street car parking, strong concern has been raised by local residents that this proposal will exacerbate an existing shortfall of parking on site and will result in increased on street parking to the nuisance and inconvenience of existing residents. However, the existing residential use at Windrush House has a shortfall of parking provision and new development cannot be required to make up that shortfall.

4.8 However, this application must be assessed on the basis of the current proposal – that of the provision of 6 x 1 and 2 bed flats. The submitted plans demonstrate that a total of 10 off street spaces are to be provided, which is 8 more than is shown for the existing development. In accordance with the Buckinghamshire Countywide Parking Guidance, a total of 6 off street spaces are required. This development will provide 2 additional spaces, including provision for blue badge holders.

4.9 The concern of local residents is understood. However, the existing floorspace at Windrush House could be used for 17 independent Class C3 flats without the need for further planning permission. Although the current scheme cannot provide sufficient for parking for both existing and proposed units, it will increase the level of parking on site and will meet the requirements of the current proposal.

While Wooburn & Bourne End Parish Council understand that new developments are not expected to fix existing problems, the report is silent on the fact that the original configuration of parking in Windrush House reflected the fact it was sheltered accommodation and the parking provision was adequate for its use at the time.

Subsequently there has been a change of use by Red Kite and therefore the whole development should be considered as *new development*, subject to the full requirements of Buckinghamshire County Parking Guidance requirements for 21 flats. Clearly just 12 spaces are inadequate for 21 flats which most likely each occupant will have a car.

The report acknowledges that residents are concerned about this development causing a nuisance to residents in Blind Lane and Cherwell Green by exacerbating parking issues on the verges.

We would like to propose a possible mitigation to resolve the issue of inadequate parking on the Windrush house site. The land opposite the development on Roman Way which adjoins Cherwell Green is owned by Buckinghamshire Council and serves no highways purpose. This could be turned over to parking. We would request that Buckinghamshire Council create additional parking spaces on this land per the illustration inserted below.

Please kindly take this forward with highways department and Red Kite to implement; please kindly let us know what actions you will take.

Yours sincerely

On behalf of The Planning, Highways & Lighting Committee
Wooburn & Bourne End Parish Council.

Parking proposal on land opposite Windrush House



The land indicated above is believed to be owned by Highways Department and is approximately 30 X 15 metres in size and has the potential for 8-10 car parking spaces based on minimum Parking dimensions (6m x 3m per space)