



17 May 2021

Amanda Rendell
Planning Department
South Oxfordshire District Council
135 Western Avenue
Milton Park
Milton
OX14 4SB

Dear Amanda Rendell

Reserve Site C – Planning Application P21/S0917/O

Having read the responses by the applicant's agents we have the following comments relating to the proposed residential vehicular access route.

The report refers to 30 car movements a day. This ignores the significant number of delivery vans as people have, during the pandemic, moved to an increased number of home deliveries. Whilst this may fall somewhat it is now a permanent feature of life and the 30 movements quoted do not reflect that. Additionally, whilst in and of itself the number does not seem particularly high, using the same ratio of car movements per household (30/57) and applying this to the houses in Hode Garth the impact is to increase passing traffic from over double the current levels to 10 times the current level (depending on which end of Hode Garth the property is situated). The impact to the majority of the residents will be around 3-4 times the current level of passing traffic, which we do not believe can be categorised as minimal or acceptable.

The proposals still do not provide proper access (nor control of the farmer leaving mud all over the road) for the agricultural equipment needing to access both the field to the south of Reserve site C or the field to the south of the Bellway estate (categorised as part of the flood relief requirements).

We suggest a better permanent access (if the construction access is deemed unsuitable) would be at the eastern end of the site using an extension of the existing access to Diagnostic Reagents Ltd. If this is felt to be a little close to the existing roundabout for a splayed junction this could be solved by a mini- roundabout. There are a number of double/almost double roundabouts in the local area which seem to have been used for this purpose. This would also have the added benefit of slowing down traffic on Wenman Road approaching from the east.

Finally, the noise assessment report concluded that the main noise issue was traffic noise and that the BOC plant was not an issue. Clearly the assessment was undertaken between 8.00 am and 7.00pm to come to the conclusion that traffic was the predominant issue. At 2.00 am in the morning this is not the case. One resident has reported being regularly disturbed by the BOC noise late at night/early morning with the windows closed in winter. That resident lives in a triple glazed house at the western edge of the Bellway estate - almost as far as possible from BOC as can be in a Bellway estate house.

Yours sincerely,
For and behalf of Thame Park Estates Resident Association



Helen Jones
External Communications Officer



Mark Broun
Chairman

CC: Judith Goddwin - Highways