

Comment for planning application 22/03868/OUT

Application Number	22/03868/OUT
Location	Land West Adj To Salt Way And West Of Bloxham Road Banbury
Proposal	Development of up to 65 homes including open space provision, parking, landscaping, drainage and associated works, with All Matters Reserved (appearance, landscaping, layout and scale) except for Access
Case Officer	
Organisation Name	
Name	Charlie Norridge
Address	27 Tyrrell Road, Banbury, OX16 9WT
Type of Comment	Objection
Type	neighbour
Comments	<p>As a resident of Tyrrell Road I wish to voice my objection to the proposed plans. In my opinion Tyrrell Road is not suitable for the current traffic levels let alone an additional 65 houses.</p> <p>We have lived on Tyrrell Road for over a year now and can advise that, it is, already subject to a high level of traffic being the only road in and out of the current development. Parking is a major issue along the length of Tyrrell Road. Cars parked on the road create single lane traffic and vehicles also park creating chicanes, one area where this can be seen is next to the children's play area. During peak times this parking can create bottle necks, queues and congestion. On multiple occasions children and adults have appeared between parked cars causing myself and others to break heavily, luckily these incidents have never resulted in injury however it is no less concerning.</p> <p>The traffic survey submitted as part of this application is based only on currently occupied houses and not the additional 108 left to be inhabited or completed as per the already approved plans for Bloxham Vale. Paragraph 5.10 of the transport Statement, states:</p> <p>'As construction is still ongoing on the Redrow development it is likely that the number of vehicles recorded on Tyrrell Road would include construction vehicles which will skew the trip generation calculations. Hence, it is proposed that the traffic generation for the proposed development is based on the survey results for Parsons Piece. The traffic generation associated with the proposed up to 65 dwelling development is set in the table below.'</p> <p>Whilst I agree that the number of vehicles recorded on Tyrrell Road would include some site traffic, thought must be given to the skew that is created by the absence of any figures related to the outstanding 108 households. It is unacceptable to base the traffic generation on an unrelated and smaller development, i.e Parsons Piece.</p> <p>Paragraph 5.9 of the planning statement states:</p> <p>'Development trip generation modelling concluded that the roundabout would have adequate capacity to accommodate the anticipated growth in traffic on Bloxham Road. The trip generation tables set out at page 18 of the Transport Statement predicts an additional 33 arrivals and 69 departures during the morning peak and 45 arrivals and 31 departures during the evening peak. At Tyrrell Road, the model predicts an additional 45 arrivals and 90 departures during the morning peak and 80 arrivals and 42 departures during the evening peak.'</p> <p>Any weight given to the figures included in this application needs to be considered with reservation due the unfinished status of Bloxham Vale. A total of 66% of the approved Bloxham Vale development has been completed. Currently there are 210 occupied dwellings of the proposed 318. As the the main road in and out of the estate, traffic is already expected to increase by a third upon final completion of Bloxham Vale, before you even consider the 65 proposed dwellings in this outline planning application. In my opinion Tyrrell Road is incapable of handling the increase in traffic.</p>
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Attachments	