

Rachel Tibbetts

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 10 February 2020 11:41
To: Bob Neville
Cc: DC Support; Nichols, Chris - E&E; Cllr Arash Ali Fatemian
Subject: 19-02691-F - Land East Of The Leys Adderbury - Consultation Response
Attachments: 19-00619-F - Land East Of The Leys Adderbury

Hi Bob,

I have looked at the previous submissions site layout and I cant see any obvious differences between it and the one proposed here other than a new passing bay.

The passing bay that has been proposed between plots 1 and 2, its benefit will be limited if at all given its very close proximity to the northern bay. If the applicant wanted to resolve this and make access to dwellings 2, 3, TW site as well as the PROW more attractive and safer for vehicles access / egressing the applicant appears to have sufficient land within the proposed curtilages to make the track wider without comprising on the overall desirability of the plots proposed.

However the principal area of concern is the first section of the track that leads to the near 90 degree bend that leads onto the proposed dwellings. I see from the site location plan that at the point the red line meets the adopted highway the redline flares out. Nonetheless, should two vehicles meet each other, one **will be** forced to give way to the other and travel in a reverse gear either back towards the 90 degree bend, reverse back out into the adopted highway or use third party land to pull into. None are attractive options or even safe, and without third party land owners permission this option will not be possible and or could cause conflict.

If the proposal were to be approved, given the items outlined above, how does the applicant intend to get construction traffic to and from the site safely?

Finally, I have spotted the proposed refuse store and bat loft which I didn't comment on previously. I doubt from looking at the layout plan that refuse lorry can access and egress the store in a forward driving gear – let alone access it in the first places (no tracking diagram). I would be interested to know if the refuse lorry serves the other dwellings off this access track considering this is not part of the adopted network.

Given what I have highlighted above and that I see no other obvious differences other than a new passing bay between the previous scheme the previous objection (attached) still applies with the added points bolstering the objection.

With regards,

Tom Plant
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(Oxford, Cherwell and West Oxfordshire)
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From: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>
Sent: 07 February 2020 08:07
To: Transport CDC Minor <Transport.CDCMinor@Oxfordshire.gov.uk>
Cc: White, Joy - Communities <Joy.White@Oxfordshire.gov.uk>
Subject: 19/02691/F - Land East Of The Leys Adderbury - Consultation Response
Importance: High

Ref.: 19/02691/F
Address: Land East Of The Leys Adderbury
Proposals: Erection of 3 dwellings - (revised scheme of 19/00619/F)

Good morning

Please could I have comments on the above application as a matter of urgency, as the decision is due next Wednesday (12/02/2020).

There have been a number of objections in respect of highway safety and impact on the local road network, with the routes to the site being quite narrow and subject to a lot of on street parking making access difficult.

Regards

Bob Neville MSc
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