

Comment for planning application 23/01233/OUT

Application Number	23/01233/OUT
Location	OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington
Proposal	Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development
Case Officer	Linda Griffiths
Organisation Name	
Name	Steve Lamb of Quarryplan (GB) Limited
Address	Redmays House,,Cheddar Road,,Wedmore,,Somerset,,BS28 4EP
Type of Comment	Objection
Type	neighbour
Comments	<p>This objection is made on behalf of Heidelberg Materials Limited (formerly Hanson Quarry Products) the operators of a major railhead facility for importing and distributing construction aggregates which is located to the north of the proposed housing development and alongside the Oxford Parkway Park and Ride site.</p> <p>The closest residential units appear to be approximately 400 metres from the actual railhead, however the access road to and from the railhead lies within 50 metres of housing units that are proposed in the northern-most part of the PR6a development site. Some of these housing units are 3 and 4 stories in height in the north.</p> <p>The railhead access road from the A4165 Oxford Road is shared with the Park and Ride. The railhead is a significant supplier of much-needed construction aggregates to the region and has an annual throughput of 750,000 tonnes of material, all of which is transported by heavy goods vehicle from the railhead along the shared Park and Ride access road onto Oxford Road.</p> <p>Rail transport is particularly important environmentally in terms of reducing carbon dioxide emissions in comparison to road transport and reducing vehicle movements on the road network.</p> <p>The railhead is one of the most important facilities in the region. It is vitally important that the lawful activities of the railhead are in no way compromised or prejudiced by new development.</p> <p>The approved operational hours of the railhead are between 0600 and 1900 hours Mondays to Fridays and 0600 to 1300 hours on Saturdays.</p> <p>During these operational hours heavy goods vehicles enter and leave the railhead utilising the access road and will generate noise levels alongside the housing which could be problematic, especially as the hour between 0600 and 0700 is regarded as night-time in noise terms.</p> <p>Hanson are very concerned that the proposed housing will create sensitive receptors that may well be disturbed by the lawful operation of the railhead. This is against the "agent of change" principle in the NPPF.</p> <p>It is recommended that specific noise monitoring is undertaken to establish the level of noise emissions along the access road when the railhead is dispatching heavy goods vehicles during a busy period (please note there is great variability in the number of vehicle movements during the day/week). This will establish the level of mitigation needed for the housing.</p> <p>The mitigation options could involve a greater separation distance than 50 metres between the housing and the access road, an acoustic barrier alongside the road or a change in building construction/design/orientation to ensure noise levels were acceptable.</p> <p>It is disappointing that the housing development has not recognised the potential problem associated with the use of the access road, however it is hoped that the developers can address this issue before a decision is made in order to ensure a satisfactory outcome.</p>

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Attachments