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Cherwell District Council  
Planning Department  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA  
4 November 2021

Dear planning officers,

**15/01357/F | Erection of 89 dwellings, creation of new access from Camp Road, creation of new open space, hard and soft landscaping and ancillary works | Land East Of Larsen Road Upper Heyford**

The committee of this residents association have looked again at these proposals, having formally objected to earlier proposals on two separate occasions (8 September 2015 and 31 May 2017). As we have new members and the proposals have changed slightly, we decided to take another look.

At our committee meeting on 20 October 2021 we decided to object again to these proposals on the same grounds as previously. We can see that nothing has changed in these plans that mitigates our concerns regarding the following:

1. It is simply wrong to use green field land for development when a substantial area of spoiled (brown field) land is available for development in close proximity to the development site.
2. The development would create a “hard,” obtrusive, developed eastern edge to the settlement. Minimal landscaping is proposed on the eastern edge of the development site and this will exacerbate the problem. The present eastern edge of the settlement (Larsen Road) is well screened by a mature hedgerow and trees.
3. We are concerned that the chosen access point from Camp Road is unsafe as it is in a dip and not readily visible to traffic approaching from the west.

Furthermore, we note that in the transport appraisal, it is stated that “due to the changing environment and highway works along Camp Road associated to the wider allocation, traffic speeds are being reduced and pedestrian/ cycle facilities improved creating a safer place.” Our experience is somewhat different. We have conducted several speed watch campaigns in that part of Camp Road and observed a significant minority of vehicles travelling at dangerous speeds along that stretch, which does not have any traffic calming measures in place for vehicles travelling from the east. We do not think that an increase in traffic is a reliable or consistent road safety strategy.

There is currently no pavement, which means that pedestrians are at considerable risk at all times of the day and cycling is risky due to speeding traffic, close passing, poor lighting and pot holes. An extra junction there would increase risks to all.

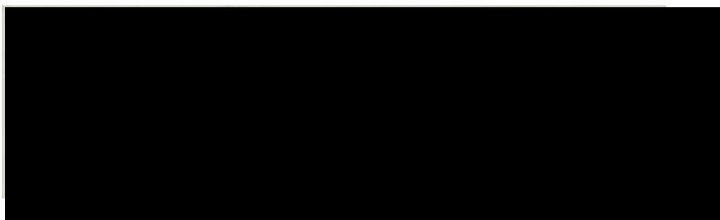
Our letter of 8 September 2015 flagged some other important issues that are not addressed in these latest proposals, so we reiterate them here:

**Without prejudice** to our objection to the development we wish to flag up some matters which need to be addressed should approval be contemplated.

1. It would be preferable to access the development from Larsen Road, not Camp Road, thus reducing the number of access points to Camp Road on this approach to the settlement.
2. It would be preferable that the access to the 5 dwellings at Letchmere Farm be taken via the new development (or via Larsen Road) thus eliminating an extremely dangerous exit on to Camp Road (with virtually no visibility to the west and little visibility to the east).
3. It is essential that cycleway and pedestrian connections be made to the rest of the settlement, preferable separated from the Camp Road carriageway. This is a matter for the master planning of the settlement and cannot really be dealt with as a standalone issue.
4. No provision is made for road or pedestrian connection to future development areas to the north and east of the application site. Whilst we would strongly oppose such development, it is in the interests of proper planning of the area to design layouts with future integration in mind.

Please acknowledge receipt of this objection.

Yours faithfully



Edward Fraser, Chairperson  
For and on behalf of Heyford Park Residents & Community Development Association