

CHESTERTON PARISH COUNCIL

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Planning & Development
Cherwell District Council
Bodicote House
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Date: 27th July 2020

Dear Andrew

RE: Planning Application Ref: 18-00825/HYBRID Dorchester Living Limited – Application Reconsultation

Having only very recently been included in this consultation, following communication from our District and County Councillor, Mr Ian Corkin, Chesterton Parish Council would wish to make the following comments for serious consideration by Cherwell District Council Planning Team:-

The Technical Note from Stantec makes it clear that there will be increased vehicle access on the A4095 through the village from the B430 junction to Vendee Drive and across the roundabout on the B4030 accessing Howes Lane.

The introduction of a weight limit on the B4030 effectively closes this road as a through route for HGVs (& buses?) yet this road is far safer than the A4095 east from the B430.

Regardless of the modelling predictions on the A4095 of an increase of 43% (200 vehicles two ways) which will be reduced to 23% **when the impact of mitigation measures are introduced**, this road is unsuitable for any HGV traffic given the right angled bend at the road junction with The Hale which is a 'blind bend' for drivers and then the chicane past the Chesterton Hotel which restricts traffic flow with a speed hump as well.

We have no knowledge of what mitigation measures are proposed but they would need to address both of the points above as a matter of urgency and in discussion with Chesterton Parish Council. The recent rejection of the Great Wolf Resort proposals resulted, in part, from the inadequacy of the A4095 to sustain additional traffic including HGVs in the construction phase and daily deliveries to the site.

An associated concern is the fact that HGVs using the B430 from the Middleton Stoney junction on the M40 will use the 'cut through' on Akeman Street and then The Hale or Green Lane to access the A4095 at the right angled bend road junction or down Green Lane where a 20mph limit is under investigation and is likely to go forwards. Akeman Street is a very narrow road and extremely challenging for normal two-way traffic in places and totally unsuitable for any HGV usage, but this may be part of the mitigation procedures which are being proposed.

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You also are aware of the weight restriction on the bridge in Weston-on-the-Green which restricts HGV access to the M40.

There are frequent accidents on the crossroads where Akeman Street traffic turns left onto The Hale or right onto the Little Chesterton road. The severity of a recent accident there required extraction by Air Ambulance.

We note that developer contributions towards village based mitigation measures should be provided in the following locations: Fritwell, Ardley, North Aston, Somerton & Upper Heyford **but this list fails to include other effected villages such as Chesterton, Weston-on-the Green, Bucknell & Middleton Stoney.** These measures *'the mitigation provided should be focused on traffic management with the aim of managing volumes and speed to reduce potential severance effects and improve general safety and amenity in these locations'* - this sounds good but, in practice, how you solve a 90 degree blind bend and a chicane may not have been considered!

You may or may not be aware that there is now a local group - *'the A4095 Villages Initiative to achieve Traffic Calming'* which is working to significantly reduce the amount of traffic using the A4095 with particular reference to HGVs. The mission of this group is *'to prevent the erosion of our villages and village life through the use of the A4095 as a major route between Witney and Bicester'*. Chesterton Parish Council are members of this group alongside Kirtlington, Bladon , Bunkers Hill and Long Hanborough.

It is of extreme concern to us that OCC are currently advocating the A4095 through Chesterton as a 'safe enough' route for Year 7 children to walk to school, which will involve walking along a narrow and (in places) poorly lit footpath and negotiating crossing it for their onward pedestrian journey to Bicester. OCC's view (which we are also contesting) obviously does not take into consideration the increase in traffic volume (in particular HGVs) proposed as a result of this application, and in our view would render the pedestrian journey for these young children even more perilous.

The above is evidence that the assessment of impacts upon Chesterton has not been discussed with the Parish Council and it is vital that we have consultation on what we view as intractable problems.

Yours sincerely,



Jackie Williams
Clerk, Chesterton Parish Council