

Application reference: P19/S2503/0 – Haseley End, Rectory Road, Great Haseley

Committee Date: 12 August 2020

Name: Neil Watts

Address: Bavaria, Rectory Road, Great Haseley, Oxford. OX44 7JW

Daytime telephone number: 01844 278303

Email Address: Neil.watts1@btconnect.com

I would like to enclose my written statement to object to the above planning application as I'm unable to attend the proposed committee meeting on the 12th August 2020.

The proposed dwellings on this site are a complete over development with the site location not being fit to accommodate that amount of houses

A minimum 6 cars will be at this location as no public transport – so an increase in vehicle traffic

But when the children of the occupants become of driving age where will the extra cars be parked? possibly an extra 5-6 cars and where will visitors and delivery vehicles be expected to park? The area does not have sufficient parking for the existing residents, and this is currently a huge problem in this area.

A third of the site will become a car park not comparable with anything currently in the village. It will be a complete eyesore next to the listed building in a conservation area.

The village infrastructure at this point of the village can't handle having this number of extra vehicles it is already a bottle neck with a road only one car can pass through and in close proximity to listed cottages

The exit driveway does not comply with the current distance regulations of 45 metres looking up to the blind corner on Rectory Road going towards the village.

None of the issues raised by the parish council and residents have been taken into consideration.

The new plan shows the planting of new trees and shrubs, who will be taking responsibility for care and maintenance, in a previous recent development in the village, trees were left to die through lack of water and care and have never been replaced.

The plot would benefit from one well designed dwelling.

The current owners of the site do not live in the village and intend to make as much profit as possible to detriment of the village. How is it fair that developers can change the look and feel of the village for monetary gain and the views and feelings of the residents are ignored.

If you are considering granting planning permission, please take into consideration the following points:

A Construction traffic management plan needs to be drawn up to consider the following:
Access onto the site? There's needs to be a clear plan of how vehicles will drive onto the site and how they leave the site. And not have any vehicles blocking the roads

Emergency vehicles - access needs to be maintained at all times for emergency services vehicles, fire, ambulance, police

A specific route needs to be drawn up, so we don't have large lorries coming through the village.

Workers parking area – as there is no public transport in the village for the workers to travel to and from site where will their vans/cars park? In an already congested parking area?

Construction traffic – earth moving equipment, muck away? How are these going to be monitored? Are these going to be scheduled

Deliveries of large items pallets of bricks, insulation, roofing material? Are these going to be scheduled, so we don't have several lorries at one time arriving and blocking the road

Health and safety?

Environmental impact of large machinery and lorries

Social impact – how it effects the local houses and is there a way to reduce the impact

Risk assessments for all of the above?

Security of the site

How is this going to be monitored and the plan maintained?

Removal of waste from site – No fires should be permitted on site due to the thatched cottages.

All of these items will have a huge impact on the surrounding area and the access through the village they also need to consider the health and safety and welfare of the local community.

Method of construction – how are the foundations being built? Haseley End is the location of the old village pound, any foundations built will be affected by the wet, dampened soil, the method of construction needs to be considered before permission is granted. A full proposal of how this is being done should be produced. Are piles going to be used? If piling is required, this will have a huge impact on the surrounded listed cottages with noise and vibrations

If piling is required, it should be suggested that neighbouring cottages and houses are fitted with vibration sensors to monitor the piling and at the builder's cost. At any time, these sensors go off piling needs to be halted and a risk assessment carried out.

Whatever method is used a plan needs to be drawn up to reduce the effect on the surrounding cottages/ houses.

A site location plan - Showing where on the site the site offices are going and welfare facilities for the workers? Neighbouring cottages don't want toilets smelling and office containers blocking views, natural daylight or even looking into their gardens.

Delivery drop off zones

Machinery storage

Container storage

Skip location – Access for pick up and drop off

All of the above needs to be strongly considered before any permission is granted, currently none of the views from the parish council, residents close by or people of the village have been listened to or considered.

This development will not improve the village or contribute in anyway. The plot is not big enough to have this size of development on it and will be to the detriment of the village and the cottages/house in close proximity to it.

Kind Regards Neil

Mr Neil Watts
Bavaria, Rectory Road