

## **Statement to Vale of White Horse District Council Planning Committee 31 March 2021 from Ward Councillor Elaine Ware**

### **P20/V1279/FUL - Land at Townsend Road Shrivenham**

This is yet another controversial planning application for the village of Shrivenham. As the committee knows Shrivenham has seen an overwhelming expansion in recent years without the necessary infrastructure to support it. Any local need in this village has already been adequately met. When it comes to affordable housing some 300+ dwellings will have been provided from approved applications, including the strategic site of 515 dwellings.

With regard to this application one of the major concerns is the access and the speed of the traffic. It is noted that OCC Highways are not objecting and have asked for conditions to be applied. However, undertaking traffic surveys during lockdown is not providing realistic usage of Townsend Road. In addition there are 116 dwellings currently under construction directly opposite this site. This development was a speculative application which was granted on appeal due to the Vale at the time not having a Local Plan or 5 year land supply. The increase in the number of vehicles from this site will in due course obviously add to the traffic movements along Townsend Road.

Although mitigation measures have been included in order to alleviate the overlooking to Meadow Edge this is still extremely worrying to the occupants. Having a terrace of five two storey dwellings within such close proximity of the boundary will obviously create a dominant effect and be intrusive as well as the loss of light to the bungalow.

It is recognised that this application has been assessed as a previously used site but it is disappointing that there is no viable opportunity to provide any employment on the site. This is questioned bearing in mind that there is a car maintenance business abutting the site to the east.

Although there is no mention in the report of contamination this is of concern bearing in mind that over the years the land was used as a garage and vehicle maintenance/spray shop. There is also the possibility of asbestos being present in some of the outbuildings which may cause problems when demolishing.

It is vital that if the application is approved the Construction Traffic Management Plan includes no access through Shrivenham village especially the High Street. Access to the site should be from the A420 at the Bourton junction and then onto Townsend Road. A condition should also be included to ensure that construction operatives vehicles MUST be parked on site and not on Townsend Road.

There are 17 conditions attached to this application. If approval is granted It is imperative that these are closely monitored and enforced where necessary throughout the construction process.

