

14th February, 2019

Planning Policy

South Oxfordshire District Council
135 Eastern Avenue

Milton Park
Milton

ABINGDON OX14 4SB

Dear Sir

Re proposed (Bayswater Farm) field development Local Plan 2034

We wish to express our concerns and opposition regarding this proposed development. Over Many years I can recall from the 1950's onwards as a former member of Sandhills 11th Oxford Scout Group that this field was considered for developing as the owner found the field unsuitable for planting and therefore could only be used for grazing animals.

The reasons for rejecting these various proposed building developments have not changed and in fact have been made worse. Sandhills Primary School was demolished, and the new larger school built with more children attending. The school playing fields, along with Sandhills only playing field and my old scout hut land was allowed to be built on which causes considerably more problems to all residents who need to leave Sandhills by car during peak times for all vehicles that wish to exit Merewood Avenue onto the A40 London Road, it can take up to 3 light changes at times to clear.

The Green Ridges development that a joins Barton and Sandhills which were built in the early 1980's had an original plan to seek access and exit the site via Sandhills. This was rejected as unsuitable due to the narrow estate roads on Sandhills and on safety grounds.

When refuse and large delivery lorries are present on Sandhills due to the narrow estate roads and vehicles parked it is impossible to pass these vehicles, it beggars belief what chaos would occur should this development be approved with access and exit via Sandhills with all the site transport using the estate during construction and when the 160 properties are built the continuous vehicles that such a development would create. Risinghurst and Sandhills estates were built approaching 100 years ago and the existing services struggle to cope with the extra demands already imposed on them, this is clearly demonstrated by the severe problems with

drainage at the junction of Kiln Lane Risinghurst and Oxford ring road which has taken months to rectify and still seems ongoing.

We fully support most of the concerns expressed by other residents to this proposal and hope that you take into consideration all the matters raised before any proposed development is approved and impose planning conditions that meet most of the concerns raised.

Should planning be granted the minimum condition you should impose would be the site access and exit be via a new distributor road with no access to Sandhills.

Yours Faithfully

Martin Kershaw