

ASTON, COTE, SHIFFORD & CHIMNEY PARISH COUNCIL

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FAO Emily Rogers and Kelly Murray
Planning Enforcement Officers
Planning & Strategic Housing
West Oxfordshire District Council
Elmfield
New Yatt Road
WITNEY
OX28 1PB

16th February 2024

Dear Emily and Kelly,

Planning Permission 22/00986/FUL (Land North of Cote Road, Aston) - Non-Compliance with CTMP

You will be aware of the local sensitivities regarding the above development, particularly with regard to the Construction Traffic Management Plan (CTMP), a plan that we believed, and continue to believe, is both unduly disruptive and profoundly unsafe. Indeed, at the application stage, we formally challenged the (OCC) statutory consultee's approval of the CTMP. At the subsequent Appeal (since upheld), we (as a Rule 6 Party) also provided expert testimony from Transport Planning Associates, confirming that the CTMP was both inappropriate and more importantly, unsafe. We also suggested an alternative access route into the site. Nevertheless, our concerns were disregarded and the CTMP was approved, subject only to (Condition 12 refers) 'alterations as the Local Planning Authority may agree in writing'. Our request to be involved with any alterations to the CTMP was refused by the Principal Planner (David Ditchett) on 17 October, despite our intimate involvement and expertise on the matter. To the best of our knowledge, no alterations to the CTMP have been agreed.

Development has since commenced on the site, and it gives us no satisfaction to state that the CTMP is already proving contentious and highly problematic, with multiple breaches occurring (an incident log is attached, citing some 40 issues - many of them clear breaches of the CTMP - in the 17 construction days thus far). This has been a highly inauspicious but (to us) sadly predictable start.

To their considerable credit, the developer (Living Space - Daniel Summers, Contract Manager and Chris Allen, Site Manager) and their client (Stonewater) have been understanding, cooperative and most receptive to resident's concerns. Furthermore, they have attended two formal meetings with residents as a whole - a welcome opportunity to air and discuss concerns. Whilst we genuinely appreciate this approach, we are nevertheless determined to ensure that the CTMP is complied with - to the letter - and as you can see from the attached log, this is demonstrably not the case. This of course is merely a manifestation of the symptoms, the underlying cause in our view is a highly flawed (and unsafe) CTMP.

We would therefore welcome WODC Enforcement's early engagement on the matter. Firstly, to ensure the strictest, absolute compliance with all conditions, but particularly Condition 12, the CTMP, for which there is currently overwhelming evidence to suggest otherwise. Secondly, to consider (as a priority) any alterations to the CTMP to mitigate its inherent (in our view) unsuitability. In this latter regard, we also ask that you reconsider allowing the Parish Council to be involved in developing any such alterations. As ever, we stand ready to assist as required, thank you.

yours sincerely

by email

Russell La Forte CBE

Chair of Aston, Cote, Shifford and Chimney Parish Council

Cc: Mr D Levy, Oxfordshire County Councillor
Mrs Lysette Nicholls, West Oxfordshire District Councillor
Mr Charlie Maynard, West Oxfordshire District Councillor
Mr P Shaw, WODC Head of Planning
Parish Councillors

Attachment – Incident Log for Non-compliance of CTMP for 22/00986/FUL