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30th April 2021

CC: County's Highway Development Control Team
CC: Thame Town Council – Planning and Environment.

Dear Amanda Rendell,

RE: P21/SO917/O Reserve site C, Thame

We note from the Thame Town Council – Full meeting on the 27th April that an independent access route / entrance for CONSTRUCTION TRAFFIC has been approved by all parties.

This is great news for the residents and thanks to all those involved in influencing this outcome.

The Thame Park Residents Association also presented to the council at this meeting and asked for Thame Town Council to support a feasibility report for the independent access to become permanent for domestic traffic also. If this could not be obtained, then the ask for Thame Town Council to **not** oppose such a report.

The outcome was that Thame Town Council will not oppose such a report.

To confirm that the grounds in which we believe this to be unsuitable is NOT capacity related of which the County's Highway Development Control team have based their findings, BUT environmental reasons, particularly the heavy use of HGV traffic right on the entrance to the estate and also using the mouth of Warren Mead to Maneuver into loading bays upon Wenman Road. Further examples of this were sent to you in correspondence from Helen on Monday April 26th April, of which I re-attach to this letter.

The residents are also aware that because of Districts Local Plan 2035 (Policy H3)- Thame must accommodate a further 339 new homes. The residents are under no illusion that the retained agricultural land to the south of the Bellway estate will be reviewed to fulfil this extra housing requirement. An independent access road would therefore future proof these plans. The Warren Mead entrance is potentially being asked to accommodate a further 150 - 200 dwellings as opposed to the 57 in this application.

Conclusion, The Ask

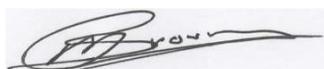
For all the reasons in my previous correspondence, we believe that the proposed Warren Mead / Hode Garth access route is unsuitable to both Reserve Site C and also the agricultural traffic involved in farming the southern fields to our estate.

ASK 1 – Can a feasibility report into the independent access road becoming permanent for domestic traffic be completed as part of the application?

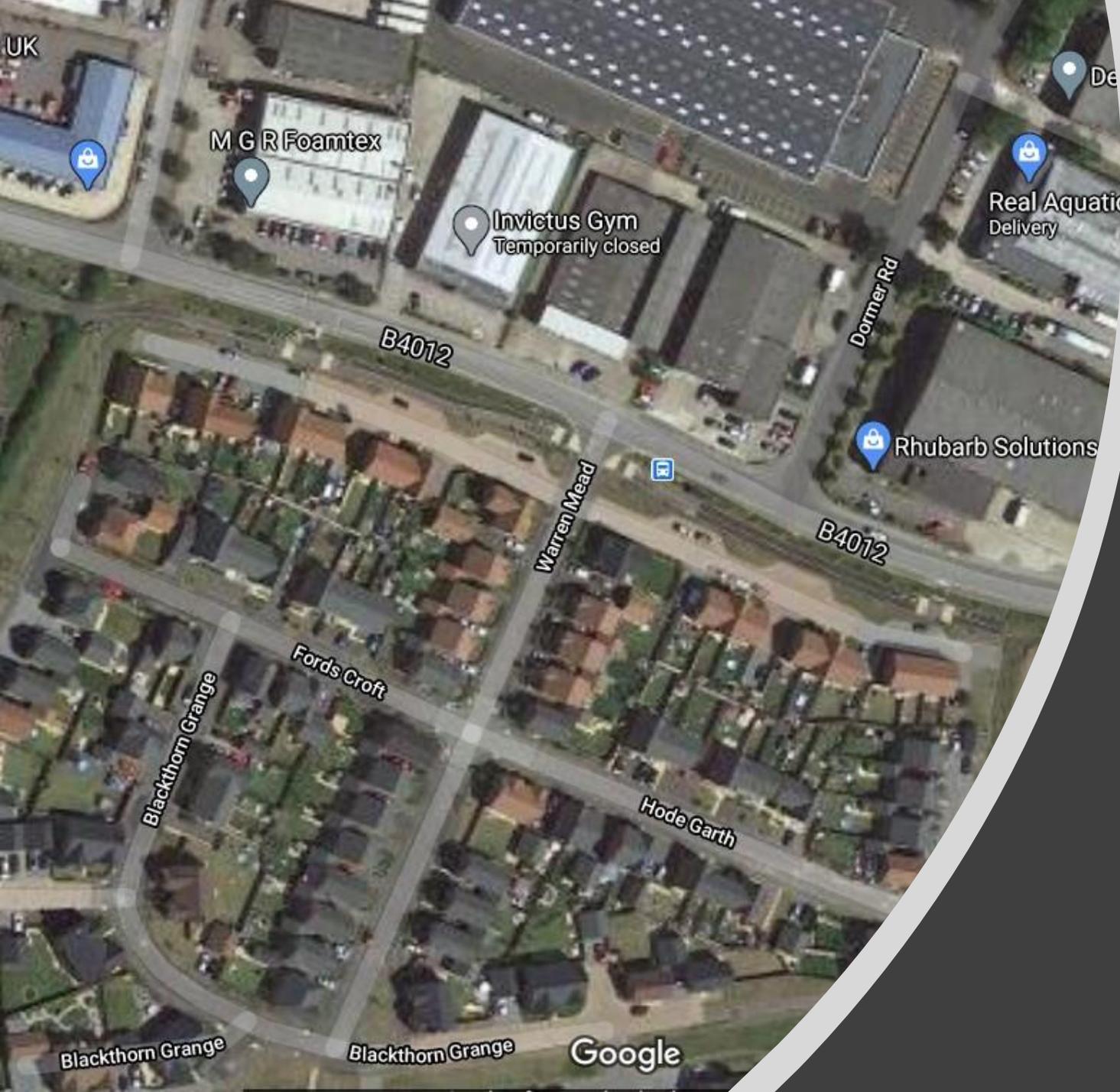
ASK 2 – Can Thame Park Estates Residents Association please obtain a copy of the OCC Highways report into the proposed temporary entrance for construction traffic?

Regards

For and on behalf of Thame Park Estates Residents Association



Mark Broun - Chair



P21/S0917/0 Access road objections

Warren Mead and Hode Garth
access.



23rd June 2020

Photo taken at Warren Mead crossroads (Hode Garth is left & Fords Croft right)

"I would like to report that my wife's car was written off at the junction of Warren Mead and Hode Garth on 23rd June last year.

The other driver who did not live on the estate drove straight across the junction on Hode Garth without any consideration that Warren Mead has priority.

Fortunately, my wife and son were not injured but we're shaken up.

I would add also that delivery drivers continually drive far too fast around the estate which is a danger to all." Jeremy Shayler (Hampden Gardens Resident"



9th December - Ludgate's HGV Damage



“I was doing the school run and could not believe the damage that had occurred on the junction. Even though I was aware of the damage and applied caution my car STILL slipped on the wet mud on the road” – Sarah Eacott-Broun (Hampden Gardens Resident)



“My husband John called TW Ludgate & sons about the damage and the mud on the road, they were not bothered about to start with. He then pointed out it if it wasn't cleaned and as a result a road traffic accident occurred then they would be liable.” – Kate McNamee (Hampden Gardens Resident)



19th March – Ludgate's HGV Damage

These were taken on the 19th March at 8:18am. Again, the grass corner of the estate junction was churned up and mud placed on the main Wenman Road.



22nd March 2021 Ludgate Parking and Manoeuvring hazard x2

The first was again during the school run times (7:45 – 8:00)

Clearly shows that the HGV USES the estate junction to be able to manoeuvre in front of the loading bay.



The second instance was as worrying as the “Driver of the lorry just pulled out without no concern for road users or pedestrians.” – Kate McNamee (Hampden Gardens Resident)





23rd March 2021
Ludgate Parking and
Manoeuvring hazard

- A delivery to Ludgate's is clearly seen parking on Wenman road right on top of the Warren Mead entrance.



29th March

Ludgate Parking and Manoeuvring hazard

“I was on the school run and simply could NOT pull out of the junction as a lorry associated with Ludgate’s was parked at the bus stop. In the end an oncoming Vehicle gestured me out of the junction as they had visibility. I did the school run and also a coffee run and when I came back ½ hour later the HGV was still parked there” – Mark Broun (Hampden Gardens Resident)

You will also see in these photos that Howdens have an HGV delivery at the same time.



30th March Ludgate Parking and Manoeuvring hazard

An HGV was parked on Wenman Road causing queueing traffic both out of Warren Mead and also Wenman Road itself. This included an Ambulance



1st April HGV Parking and Manoeuvring hazard X3

1. Howdens HGV could not pull on the howden site due to a van and therefore parked on the road ACROSS the entrance.
2. Another Ludgate delivery parked on the road outside the bus stop causing issues for car passing. Eventually Manoeuvred onto Ludgate's BUT used Warren Mean entrance to achieve this.
3. Another HGV simply decided to park on Wenman Road on estate side of the road making it impossible for those using the Warren Mead junction to see oncoming traffic.

All of these movements were BEFORE 9am.



1st April – 7:15 am
Please see additional pictures.
Driver just pulled out with out looking into a on coming traffic.
No one seeing driver back.





1st April – 07:30
Shortly after the Ludgates delivery the Howdens delivery turns up. Uses the highway as a HGV turning area and disrupting traffic pulling out of Warren Mead. Then parks on the junction as there is a van in Howdens so cannot pull in



6th April 8:30am

- Further Landgate's delivery arrives. Loading bay was currently occupied so parks on the entrance to the estate blocking Howdens also.



7th April – 8:13am

- Ludgate delivery driver just pulls out .
- No one seems to with him from Ludgate



8th April – 08:30 am

- Driver pulled on to main road also blocked pavement



8th April – 09:27

- Ludgate delivery lorry using the mouth of the estate entrance to manoeuvre.



9th April – 03:27 am

- “All the family woken up Landgate's opening at this time is happening all the time. “ Kate and John McNamee, Warren Mead



9th April – 7:10am

Ludgate delivery

Driver pulled straight out on to on coming cars also driver mounted pavement!



9th April – 7:10 am

- This photo is of the traffic that built up on Wenman Road following the driver pulling straight out onto on coming traffic
- This also resulted in an argument started with the driver a vehicle trying to pass.



15th April – 08:15

More HGV deliveries using the road to manoeuvre. Right during the school run again.



15th April AM

Howden's Delivery making full use of the mouth of the estate for his manoeuvre



16th April – 07:32

- Landgate's Delivery manoeuvring in the entrance
- Howden's delivery parked causing an obstruction as there was a van parked in Howdens already



16th April – 08:46

Landgate's Delivery again using the mouth of the estate to manoeuvre



16th April – 09:45 until nr 10! am

- This was a particularly long manoeuvre time.
- The mouth of the estate can clearly be seen to being used.
- Traffic hold up got quite bad.



19th April – 08:13am

- Delivery to Ludgate's manoeuvring right on the mouth of the estate.



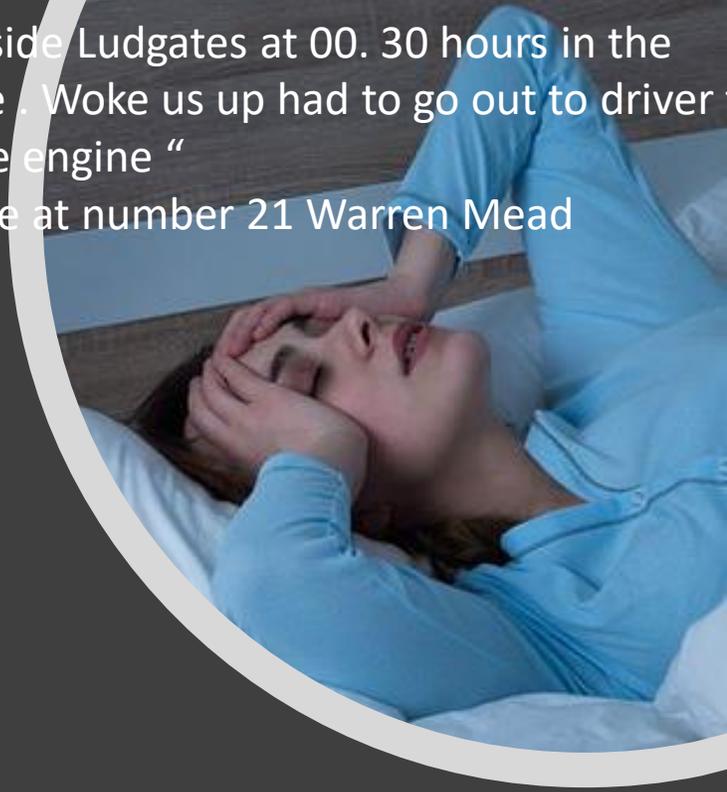
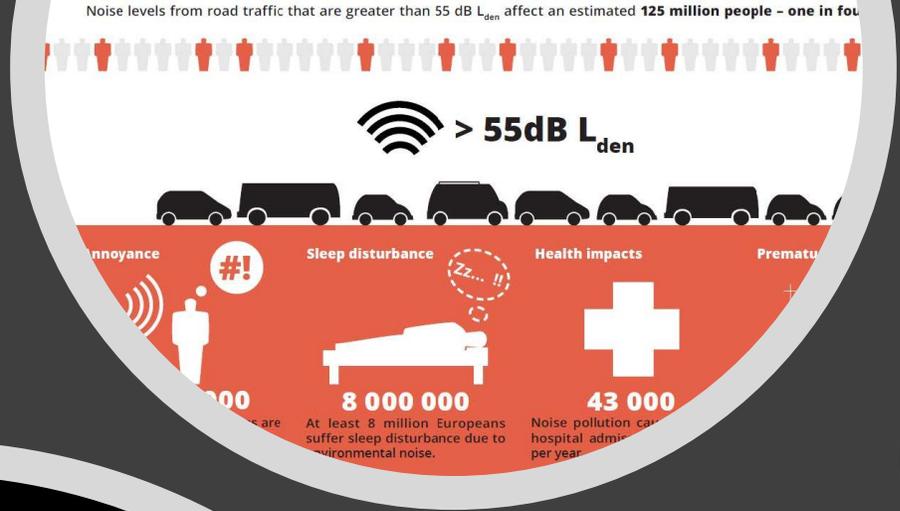
19th April – 09:30 am

- Blue HGV arrived and had no where to park so left it on the entrance to the estate as a holding area.



23rd April – 15:25 pm

- This Ludgate delivery didn't use the mouth of the estate!
- It does however show that this made no real difference with regards to the disruption to Wenman Road and the extra hazard introduced by trying to pull out of the estate.



“Large lorry parked outside Ludgates at 00. 30 hours in the morning revving engine. Woke us up had to go out to driver tell him to switch off the engine “
 Kate and John McNamee at number 21 Warren Mead
 31st March 2021.



HGV Environmental Issues

Although not being a direct factor to the access road, it should be noted that the Ludgate HGV traffic is 24 hrs a day. Many of the residents at the front of the estate are constantly woken in the early hours with HGV’s parking on the entrance to the estate and leaving engines running as they are refrigerated units. This has been brought to the attention of Thame Town Council who understand the issue BUT it is lawful.

Currently the residents are perusing this with the environmental Agency to hopefully stop this behaviour in the early hours of the morning. If successful, this will mean moving more HGV traffic to the morning slots. This is considered the lesser of two evils, and if successful is a further reason NOT to add more traffic to the Wenman Road Junction



Agricultural Vehicles

- Fertiliser – This is delivered twice a year by a HGV tanker. This is emptied into a large steel container to be spread on the fields.
- Two tractors at once are used for bailing.
- Trailers include: Large Tractor Bailer (Cuts crop and creates round bails, Bail wrapper, Large HGV trailer laden with wrapped hay bails, Twin Rotary Swath Windrower
- Large livestock trailers have also entered the estate when sheep were placed in the fields (Reserve Site C)
- Bailing can go on until 2am.
- Current these vehicles access the fields by simply 'bumping' up the kerbs (see pic)
- This leaves the estate roads full of mud and debris from the field which the farmer does not clear up.
- The farmer has been witnessed driving the tractor on PAVEMENTS to avoid parked cars on Hode Garth.



Wildlife

- Daily visit of at least 6 deer into the field (Reserve Site C)
- Evidence that the Deer venture onto the estate to feast on front gardens. This is not a problem.
- Game bird are constantly walking around the estate and are on reserve site C
- Bat's fly in the back gardens on Hampden Gardens and recently seen on the pond adjacent to reserve site C (Video available)
- Frogs & Ducks Live on the pond adjacent to reserve site C.