

# DUCKLINGTON PARISH COUNCIL

1 Manor Close  
Aston  
Bampton  
OX18 2DD

☎ 01993 851774

💻 ducklingtonpc@hotmail.co.uk

Planning and Sustainable Communities  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
WITNEY  
OX28 1PB

For the attention of Mr P Shaw

7 February 2012

Dear Mr Shaw

**Planning application 12/0112/P/FP  
Dudleys American Motor Homes, Aston Road, Ducklington**

Ducklington Parish Council considered the above application at its meeting on 1 February 2012.

The Parish Council **objects** to the planning application.

The change of use for the site from the sale and display of motorhomes, camping and leisure equipment to motor auctions will generate substantially more traffic movements than the volume generated by the existing business. The proposals include the provision of 150 car parking spaces for people visiting the motor auctions which would take place 3 times a week, which indicates the volume of journeys which the activity would generate on the days of the auctions. There will also be additional journeys throughout the week when people collect the vehicles they have bought and when new vehicles for auction are delivered. The location is not on a public transport route and there are no bus stops in the vicinity. All journeys associated with the business will therefore be by motor car, which is contrary to policy T1 of the current West Oxfordshire Local Plan.

The Parish Council is of the opinion that the proposed use of this site for motor auctions would significantly compromise the safety of the highway network in the vicinity. The site is located on the country road which runs between Aston and the A415, very near to the junction of that road with the A415 itself. The A415 at this location is unlit and subject to a 60mph speed limit. The volume of vehicle movements which the auctions will generate will create significant peaks in traffic, in advance of an auction starting, and at the end of the auctions. The volume of vehicles seeking to access or leave the site at these times will be far above the capacity that the junctions can cope

with. The weekday auctions start at 6.00pm; the cars wishing to access the auction will cause stationary traffic to build up on the A415 from the direction of Witney as they will be forced to wait for a gap in the high volume of traffic travelling towards Witney from the direction of Standlake during the evening rush hour. The ghost lane that already exists is not sufficiently large to contain the number of cars that will be waiting to turn right. This will increase the risk of vehicle accidents on the A415. At the end of the auction, the volume of vehicles seeking to leave the site will create queuing traffic from the site up to the A415. As vehicles drive towards the site from the direction of Aston, the queuing traffic will be significantly hidden from view due to the curve in the road in advance of the site. This will increase the risk of vehicle accidents on the road from Aston towards the A415 near the site entrance. In addition to this, the junction of the A415 towards the site is not suitable for the large car transporters which will be seeking to access the site to deliver cars for sale throughout the week. As these transporters will have to approach the site via the A415 from the direction of Witney (due to the weight restrictions at Newbridge and in Bampton), they will be required to wait on the A415 before the road is clear to turn right across the carriageway, causing congestion on the A415. The Parish Council is of the opinion that the road network in this area will not safely support the use of this site for the proposed purpose, and that if the application is granted, there will be a significant increase in the risk of road traffic accidents in the area. This is contrary to policy BE3 of the West Oxfordshire Local Plan.

The Parish Council also has concerns about the potential creation of parking problems should the application be granted. The parking problems that have been experienced at the current site used by Witney Motor Auctions are well documented, with a substantial number of vehicles being parked around the site but not within it whilst the auctions are taking place. If it transpires that there is insufficient parking at the new proposed location, or indeed if drivers' behaviour is not managed to ensure that they park in the designated spaces on site, there is a risk that vehicles will be parked on the grass verges near the site entrance, obstructing the junction of the A415 and the road to Aston, and also potentially within the village of Ducklington on the residential streets and in the Parish Council car park. If people were to choose to attempt to park within Ducklington to access the motor auction, pedestrians would be forced to cross the A415 to both arrive and leave, which would significantly compromise their safety and the safety of vehicles using the A415.

Finally, the Parish Council has concerns about the environmental impact of the lighting scheme for the site, full details of which are not provided in the application. The Parish Council anticipates that the applicant would seek to have the site well lit throughout the periods of darkness in order to protect the security of the site. If this is the case, the lighting of the site would be detrimental to the residents of Ducklington whose houses back onto the A415, contrary to policy H2 of the West Oxfordshire Local Plan. A large, fully lit site such as the one covered by this planning application will be extremely obtrusive in the environment of this currently completely unlit area, located as it is, in the countryside.

In conclusion, Ducklington Parish Council objects to this application which contravenes policies T1, BE3 and H2 of the current West Oxfordshire Local Plan and requests that the application is refused. Should the Planning Committee decide to grant the application, Ducklington Parish Council would ask that stringent conditions are attached to the permission to mitigate against the concerns of the Parish Council covered above, including reconsidering the Parish Council's suggestion made on several previous occasions that the speed limit of the A415 at this location should be reduced.

Yours sincerely

*Sent by email*

Mrs Helen Sandhu  
Clerk to Ducklington Parish Council