

**Lea Park Residents' Association – Moorend Lane Development Proposal**  
**Planning Application by Mr Tim Clark, Brentford Grange Farm, Beaconsfield Road, Coleshill, Amersham, HP7 0JU for planning permission: Use of part of land as a permanent aggregate and soil recycling facility, with final restoration of the remaining land to agriculture by regrading already deposited materials. Erection of a new site office and weighbridge and retention of the surfacing of part of the site with hardcore, at land adjacent Sewage Works, Moorend Land, Thame, OX9 3HW.**

A planning application for the development described above has been submitted to Oxfordshire County Council to determine.

The application can be viewed at the link below using reference **MW.0163/22**

<https://myeplanning2.oxfordshire.gov.uk/Planning/Display/MW.0163/22>

If you wish to make representations on this application email [emma.bolster@oxfordshire.gov.uk](mailto:emma.bolster@oxfordshire.gov.uk), or comment online using the above reference. If making a written representation by post, send to Emma Bolster, Development Management Team, Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND, quoting reference MW.0163/22 and telephone Emma Bolster in advance. Any representations need to be received on or before **26 January 2023** (failure to meet this deadline may result in your comments not being considered).

Some of the key elements of the proposal are outlined below:

- 1 The proposed site will be a **permanent** base for the aggregate business which it is proposed will process 100,000 tonnes of aggregate per annum.  
Note: If the Application is granted there will not be an opportunity to object to the operation of this business in the future unless the business is operated in contravention of any of the terms of the planning permission.
- 2 The proposals for minerals and waste development will generate an estimated 364 tonnes of material to be transported per day, equivalent to, on average, **60 HGV movements per day**.
- 3 The application does not include any restrictions on vehicle movements travelling to the site during the morning and evening peak periods.
- 4 The site will operate between the hours of 7am – 6pm Monday – Friday and between 7am – 2pm on Saturdays. No operations will take place on Sundays or bank holidays.
- 5 On-site parking will be provided for the 5 full-time staff members and operatives which will be located in a designated area along the western side of the site entrance.
- 6 The application does not include any improvements to the existing access arrangements to the Moorend Lane / A4129 junction  
Note: When the previous planning permission (*David Einig*) for the site included the widening of the Moorend Lane to 5.5m for a distance of 33m from the Tythrop Way junction along with associated alterations to kerb radii to accommodate HGV turning requirements.
- 7 The Environment Agency Surface Water flood risk map shows that the vast majority of the site is at very low risk.

- 8 That any possible noise/ dust concerns resulting from the increased HGV movements could be mitigated by suitable conditions if permission was granted.

Note: If planning permission any conditions applied to the permission would be decided by Oxfordshire County Council as the Planning Authority.

The Lea Park Residents' Association Committee will be submitting the following objections to the Planning Application on behalf of the Association:

1. The increase in HGV movements from the earlier planning permission granted to David Einig of 42 HGV movements, giving 60 over a daily period is unacceptable and constitutes a considerable risk to other road users on the A4129, including pedestrians using the footpath which runs along Moorend Lane.
2. Increased vehicle movements will result in increased:
  - (a) traffic congestion resulting increased harmful vehicle emissions
  - (b) levels of dust and mud on the A4129 potentially providing a hazard to other vehicles using the A4129

Measures to mitigate traffic congestion and both dust and mud outside the boundaries of the application site should be put in place

Note: Previously, under the permitted application a condition prevented HGVs leaving the site during the morning rush hour (8.00 – 9.00am) or the afternoon rush hour (4.00 – 6.00pm and required vehicles to turn left when exiting Moorend Lane.

3. The application should include restrictions on the times when HGV Vehicles may enter or leave the site to prevent noise disturbance to local residents outside of the site operation hours (see note above).
4. The HGV movements per day will result in a considerable deterioration in the road surface of the A4129 potentially compromising the safety of other road users.
5. The operation of the site will potentially cause noise and dust contamination from the processing, including inevitable drifting of dangerous particulate matter over adjacent sports and play facilities and houses. Measures should be in place to mitigate any disturbance to local residents or the release of particulates from the site.
6. Any water runoff from the site would pose a potential pollution risk to surrounding water courses (Scotsgrove Brook and tributaries) and the underlying ground beneath the site.
7. The proposal will not provide many, if any employment opportunities for local people.

*Full details about the application can be found at:*

<https://myeplanning2.oxfordshire.gov.uk/Planning/Display/MW.0163/22>

The Committee urge Lea Park residents to lodge objections to this proposal to [emma.bolster@oxfordshire.gov.uk](mailto:emma.bolster@oxfordshire.gov.uk) by **26 January 2023**, which the Committee believe will have a negative impact for residents of the Estate.