

Comment for planning application 22/03868/OUT

Application Number	22/03868/OUT
Location	Land West Adj To Salt Way And West Of Bloxham Road Banbury
Proposal	Development of up to 65 homes including open space provision, parking, landscaping, drainage and associated works, with All Matters Reserved (appearance, landscaping, layout and scale) except for Access
Case Officer	
Organisation Name	E Wong
Address	6 Selby Close, Banbury, OX16 9ZG
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object the planning permission (Planning Application - 22/03868/OUT).</p> <p>This proposal is choosing an improper aspect for their main access/entrance for their development. This decision will disturb all the residents in Bloxham Vale and ruin our initial expectation.</p> <p>It is a nightmare when I got the message from FB group. I am just reserved a house at Selby Close in end Nov, 2022 because it sits at a peaceful corner in Bloxham Vale. Before and after I reserved the house, Redrow did not mention Selby Close will become the main access to a new 65 homes dwelling development by other developer. I am angry with this proposal destroying our family's dream.</p> <p>01. Core Value :- My first reaction to the message is that I am curious about their relationship and are there any secret deal in it, any indemnity to our residents and etc. Redrow as a reliable and well-known developer in UK, should object this proposal in order to safeguard the interests of all residents of Bloxham Vale and protect our boundary completion (based on the given site boundary plan in the exchange documents).</p> <p>02. Common sense :- The Bloxham Vale site coverage is approx. 1,400,000sq. ft (32 Arce). This development proposal, the area is approx. 320,000sq. ft (7.4 Arce). The total area is more than 25% of Bloxham Vale. This development scale without its own access/ entrance is unbelievable, no matter its for residential or even for any commercial purpose. This development proposal should have their own entrance from the main road A361 to avoid occupy other people's resources. Otherwise, it is just suitable to build a park or public playground for people.</p> <p>03. Traffic devastator: - a). Tyrell Road - Bloxham Vale has only one sole roundabout for our resident's entrance. The design of Tyrell Road is aim to sever the whole Bloxham Vale residents ONLY (approx. 350 houses, 700 to 1400 vehicles). Tyrell Road, as a main road, is busy enough and people are always complaining congestion every day. In addition, there are serious street parking, cars over speed and some kids playing alone the roadside. People are emotionally affected by these issues. Obviously, this proposal (Planning Application - 22/03868/OUT) does not deeply consider the existing situations and provide solutions (indemnity) to our residents before apply planning permission.</p> <p>b). Selby Close - There has a shape 90 degrees turning corner to Selby Close from Tyrell Road. It is a dead-end driveway which serve 15 houses and around 15 to 40 vehicles. This driveway is most probably having street parking at both sides all the times. Therefore, it just allows one general size vehicle pass in one direction each time. Furthermore, the proposal mentioned that there are new estate 65 homes (at least), which means it will increase more than 130 vehicles and more than 300 times car flowing passing through Selby Close every day (10 times extra loading of the original road design for Selby Close in such a narrow driveway). It deprives our peaceful environment and disturbing our neighbours. Besides, if there is a main access/ entrance at the end of Selby Close, it will absolutely endanger all our residents in case of emergency, such Ambulance, Fire Engines, various trucks, etc.</p>

By the way, this is Selby Close, not Selby Road.

04. Environmental Issue :-

The hedgerow zone at the end of Selby Close is an important natural barrier and a protection for our estate boundary. This proposal just removes the major part of it in order to build their main vehicle access without any solid reason. This change will create unpredictable noise and air pollution, jeopardies the habitation of existing animals and affect the natural-look appearance. It is not a good solution to reduce their building cost. In terms of environmental protection point of view, we must reduce the unnecessary ecological damage.

05. Safety issue :-

Bloxham Vale has its own boundary (residents pay the service/maintenance fee per year). Undoubtfully, this proposal will form a grey-zone which most slightly increase some unnecessary impacts by using our roads or facilities and even unwanted higher crime rate in the future. For sure, it will deeply influence the harmony of both communities. Nobody wants to see that.

06. Identity Value :-

People purchase properties in Bloxham Vale because Redrow has a good brand name in UK developers and is selling one of the high-quality living styles in Banbury. We pay service fee for maintenance each year. It is not fair that residents from other estate consequently using our roads and public facilities without any responsibility. It definitely will increase our maintenance fee, even depreciate our property value and identity image of Bloxham Vale in the future.

07. Under Estimated Comments :-

By Jan 25, 2023, this document, Comment for Planning application 22/033868/OUT, cannot reflect the real number of comments from our residents because many houses are still being built for sale in Selby Close until mid-2023. Unfortunately, Redrow continues selling the new houses without mentioning these potential problems. They are also the victims in this matter. At least I am one of these new buyers. That's why we have not received the Important Planning Consultation Letter or any information about this matter so far.

08. Potential amendments :-

Noted this is an initial proposal for 65 houses dwelling development. However, there would be a lot of unforeseeable amendment(s) behind, possibly further applying to enlarge the dwelling scale or usage in future. It will generate another population and social problems, etc. within this crowded zone with only one sole entrance.

I and my family highly object to this proposal (Planning Application - 22/03868/OUT).

Received Date

08/01/2023 14:08:07

Attachments