



2, Old Parr Road  
Banbury  
OX16 5HT.



Cherwell District Council,  
Planning Dept.,  
Bodicote House.  
Bodicote,  
Nr. Banbury,  
Oxfordshire.

Thursday, 24<sup>th</sup> August 2023.

Dear Sir,

Planning Ref. 23/01633  
Calthorpe Street

Objections to the development

1. C28 carried forward from the 1996 CLP to the 2031 CLP
2. Street Scene
3. Loss of Amenity
4. Lack of Infrastructure.
5. Social Structure

Size, appearance and scale, C28. Carried forward from the 1996 CLP to the 2031CLP.  
(Cherwell Local Plan).

This development amounts to infil, of a scale beyond permissibility, which was for only one or two houses between similar existing ones. This development would be more in keeping with the Local Plan on Canalside.

Street Scene,

There are no buildings of a similar appearance to those proposed in terms of like materials. Height requirements can be met easily and I have no doubt that higher proposals were put forward with a view to their reduction being used as a bargaining chip. There is no close development of a similar nature: all surrounding buildings of a residential nature are individual units, inhabited houses and gardens, or were originally and now converted to HMOs (Houses of Multiple Occupancy) they are not blocks, of low number occupancy purpose built flats, unsuitable in a conservation area **except** the one small block of flats with its car park, opposite Iceland on Calthorpe Street.

Loss of Amenity

Shops and car parks

The existing food shops on the site are the only ones, of any consequence, with Iceland, Sainsbury's and Morrisons, south of the High Street in Banbury, an area in excess of half of Banbury.

This area, in the period of the existing Local Plan, has seen at least 4,000 new homes planned and/or built and residents will need to travel to the only retail parks in Banbury in its north **thereby enhancing fuel use and pollution, contrary to policy.**

Lack of Infrastructure and Amenities.

Highways.

This development is not going to provide sufficient off road parking. There will be plenty of bicycle spaces but people need to travel further these days. The traffic congestion in Banbury needs to be assessed alleviated having grown visibly in recent years; cars have become much more numerous and wider which increases width-demand. Already many parking spaces are too small for vehicles, even on new developments at supermarkets there is barely room to open a car door. In the past there has been insufficient section 109 contributions and county council funds to maintain and develop roads adequately.

For nearly 25 years a link road from the south has been discussed. It started over 20 years ago when I first became a Councillor and Planning Committee member and raised it with the then County Engineer as a link from Newbold Close to Thorpe Way industrial estate. It then evolved to one from Ermont Way to Bodicote Flyover; now, the only sensible option is a restricted motorway junction at the bridge over the M40 on the road from Twyford to Kings Sutton with North bound Access and Southbound Exit. This bridge is currently in need of serious repair. This would also serve the businesses and recreation facilities, existing and planned, in the south towards Adderbury. Access to the M40 for the north of the town is already good. This consideration should be applied to all applications south of the town.

Water and Sewage.

At present, past planning has led to the current insufficient facilities for processing sewage as can be seen from the recent illegal dumping of raw sewage in rivers.

The supply reservoir and river levels have dropped to such an extent that two twenty seven inch water pipes bring water from Farmoor Reservoir to Banbury's reservoir and thence to the holding facilities at Middleton Cheyney and the Bretch Hill water tank. These pipes were relatively recently installed. Long term future supply should be considered as levels could drop detrimentally.

Medical services

GP surgery facilities have been a condition of approval applied to large applications in the past and failed to materialise, when developers have finished and disappeared. There is also the problem of staffing and a shortage of GPs. If it is not possible to staff GP surgeries sufficiently, as it is at the moment, they cannot be supplied and there is no point in making the situation worse. There are no waiting lists at BCHC (Banbury Cross Health Centre) because if you cannot get an on the day appointment, you have to call again the following day. How many residents will have to live in North Oxfordshire and parts of the surrounding shires before it merits a General Hospital? Already Banburians are shipped out of Oxford Hospitals to Abingdon to regain their strength before returning home because there are not sufficient facilities in Banbury's Horton General (in name only) Hospital.

## Social Structure

The design and access statement 2.2.1 Land use states that the area to the south east is residential; indeed it is but not to the same scale and design.

The social structure which evolves in developments like the proposed over time becomes very different to that envisaged by this glowing application. The two blocks flats on Bretch Hill are a fine example of what this development will resemble within a few years of being completed.

The developer's proposal is portrayed in the best possible manner with trees, whose roots, if left will damage the structure, plentiful play areas with playing children. Most of these dwellings will house single or two young adults sharing, eating take aways and socialising in Public Houses, Cinemas, Clubs and Cafes if they can afford it on their benefits. Noise will be a particular nuisance and noise pollution control requires the victim to produce evidence before anything is done. This procedure results in only the worst nuisances, if any, being resolved satisfactorily.

Many of the social problems emanating from the Bretch Hill Development aforementioned will occur here. The reduced car parking will reduce the support for local businesses said, of the development in Land use 2.2.1, to be supportive of local businesses by this development. The occupants of these dwellings will be amongst the hardest hit in this economic climate of high interest rates which are likely to remain for some years and grow, albeit very slowly as inflation does the same as in the late eighties and early nineties when interest rates exceeded 15%pa. Prices will rise with interest rates and rents which will make these properties more expensive. This will adversely affect local businesses which these residents are likely to use.

For the foregoing and others which may follow if the Consultation period is long enough I object to this application and ask that it be refused.

Yours Faithfully,

