

**COMMENTS FROM BODICOTE PARISH COUNCIL
REGARDING THE APPEAL AGAINST NON-DETERMINATION BY
GLADMAN DEVELOPMENTS LTD.**

APP/C3105/W/17/3172731

Bodicote Parish Council wishes to maintain its original stance of objecting to this planning application. However we are very mindful that, with this proposal now approved in principle, it is imperative that the spine road be delivered before the occupation of any homes on the application site.

We therefore support Cherwell District Council's assessment that the road is a priority requirement for this development to proceed and that in order to minimise disruption to existing residents of both Bodicote/Banbury, and future residents of the planned 280 dwellings, the road needs to be in situ in its entirety at an early stage.

Further to responses we have already made via Cherwell District Council's planning consultation process, we would like to raise the following concerns -

White Post Road is already subject to a considerable amount of traffic. Staff from Bishop Loveday School and Cherwell District Council park directly on the road as their car parks are insufficient to deal with staff/visitor numbers.

Parents dropping off and picking up their children from Kingsfield Nursery and Bishop Loveday School cause congestion at peak times of the day. And the B2 bus, which runs twice an hour, struggles to navigate White Post Road due to the volume of traffic parked on either side of the road.

With this in mind we question where contractors, vehicles and building materials will be located when building work commences.

The development site is located quite a distance from White Post Road and we are concerned that, without adequate access, existing issues will be further exacerbated or even increased.

Point 7.2.7 of the **Gladman Hearing Statement** states -

The Appellant is content with condition 50 within the OR (CD 5.1), namely that:

“50. The spine road approved under the requirements of condition 7 shall be fully completed and available for public use from its new junction with White Post Road through to the site's western boundary prior to whichever occurs earliest of the following:

- Occupation of 75% of the final number of dwellings approved on the site (as determined by reserved matters approvals);

- Four years following first commencement of any part of the development on the site.

According to the ***Housing Delivery Monitor in Cherwells Annual Monitoring Report December 2015***, it is expected that 25-30 homes would be built on the Gladman site per year.

If this is the case and is combined with ***condition 1: that the spine road be completed by the 200th dwelling***, it could take roughly 9 years to get the road in situ.

With the same condition on the Gallagher site, albeit 500 homes, and no available information regarding the rate of dwellings expected per year, it could take even longer.

We are concerned that, until a spine road is completed, any additional traffic movements would be directed towards Wykham Lane. As a narrow, country lane, in need of repair and already being used as a 'rat run' to access the A361, any increase in traffic would have an adverse effect on existing residents and any delay in implementing the spine road would result in the use of Wykham Lane becoming less temporary and the effect on residential properties more substantial.

The spine road must be laid down in its entirety, with a comprehensive plan. A piecemeal approach would be disadvantageous to all parties concerned with this development, and have a detrimental effect on both residents and the village.

The A361 (Bloxham Road) to A4260 (Oxford Road) spine road form part of a much broader infrastructure plan, ***BAN1***, identified in both the ***Oxfordshire County Council Local Transport Plan Part 4 (LTP4): Connecting Oxfordshire: Local Transport Plan 2015-2031, Volume 2 part ii: and the Cherwell District Council Banbury & Vision Masterplan: Consultation Draft - March 2016***.

The two following policies contained within ***BAN1***, '***Promotion of Bankside***' and '***Provision of a link road East of M40 Junction 11 (Overthorpe Road to A422)***' are both seeking to redirect traffic away from Banbury town centre in favour of using the proposed spine road.

Naturally we are troubled by the potential of increased traffic being rerouted towards Bodicote. However we are conscious of the growing pressure on the existing roads, due to the expanse of housing development in Banbury and the surrounding villages. We feel that, in order to mitigate any further problems on the local highway, early delivery of the spine road is mandatory.

We therefore urge the Hearing Inspector to refuse Gladman's Appeal. We understand that Cherwell District Council has been in ongoing negotiations with Gladman's over the spine road and other aspects of the planning application, which must be dealt with properly. It is thus premature to claim non-determination and is merely a way of refusing to discuss concerns which Cherwell District Council – and Bodicote Parish Council – have regarding this application.