

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 22 April 2022 15:07

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 22/00808/SO

New comments have been received for application 22/00808/SO at site address: Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton

from matthew Ager

Address:

11 George Parish Road, Banbury, OX16 0FN

Comment type:

Objection

Comments:

I am a resident of the current Banbury rise development, so have no concerns about new homes being developed on green land.

However, there are a number of issues which must be considered before there is any further development to the south of the existing Banbury rise estate.

1) Road access - The current estate numbers around 400 homes, which are accessed via George Parish Road, or Edinburgh Way. All of this traffic has to travel through the existing Bretch Hill development, in particular the section nearest to the Stratford Road. When phase three, and the proposed phase four of Banbury Rise are complete, the level of traffic using these existing access roads will be unmanageable. There is likely to be either a bottleneck or accidents occurring, particularly on the junction between George Parish and Tony Humphries Road. Permission for any further development should only be granted if a third access point for vehicles can be established.

2) Temporary construction access - The plans for the first three phases of the Banbury Rise estate were given on the basis that site access off the Stratford Road would only be there during the development of those phases. Residents of those first phases bought their homes in anticipation that the site access road would be converted to green space, as soon as phase three was complete. Planning permission should only be granted if a different site access can be achieved (for example via an improved Withycombe Farm track)

3) Adoption of 'public' space - The current arrangement means that the local council significantly benefitted from Section 106 money, but did not take on any responsibility for managing the public space in the area. This situation is bad for all residents, and means they are paying twice for maintenance - both in council tax, and in separate charges to a management company (Meadfleet) to maintain the public space. Permission for any further development should only be granted if the council takes over management of all green space in the entire development, including the land around phases one, two and three.

4) Footpath/green space access and misuse - The current footpaths around the Banbury Rise area are being widely misused. Permission for any further development should only be granted if footpaths are designed to allow access only to permitted users, and restrict access to motorbikes in particular. If knee rails are deemed too expensive to maintain in the future, natural barriers (for example large stone blocks) should be used to restrict vehicular access to green space

5) Build quality - numerous homes in the existing development h6)entire gable ends collapsing, Drainage companies have advised that the slope and standard of main drains is inadequate, and in the long term there could be costs which are ultimately passed to the taxpayer, when these services are adopted. Very close attention should be paid to the final plans and build quality of any future development.

6) Parks and recreation - Bloor Homes have left the building of play areas to the very last minute, and installed parks of a very low standard, which can only cater for a small number of users. Permission should only be granted if the play areas are of a much higher size and standard, and they should be built much sooner within the overall timeline, to allow residents to make use of the facilities.

7) Amenities - There are numerous waste bins (dog and general) shown on the plans for phase two of the development, which is now fully occupied, and the maintenance of which has been handed to the management company. However not a single dog waste bins has been installed within this phase, and the only general waste bins are located within the LEAP area. This should not be allowed, and is a public health issue. Bloor Home should commit to install bins as soon as reasonably possible, not long after houses have been occupied.