

# Comment for planning application 22/03452/F

<b>Application Number</b>	22/03452/F
<b>Location</b>	OS Parcel 6920 East Of Oxford Road And Adjoining And South Of Canal Lane Bodicote
<b>Proposal</b>	Erection of new 128-bed residential care home (Use Class C2) together with associated access, parking and landscaping
<b>Case Officer</b>	Andy Bateson
<b>Organisation Name</b>	Andrew and Nyree Frankum
<b>Address</b>	55 Longford Park Road, Banbury, OX15 4SZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We strongly object against the proposals as they stand. We will be directly affected by the build. It will overlook our property and reduce natural light significantly into our property. We purchased the house because of the only green space within the estate. This will devalue our property, reduce light especially in the mornings.</p> <p>There are other considerations too such as:</p> <p>Traffic - currently half of longford park road is not surfaced, has cars parked through the length of Longford Park road, with accidents occurring several times due to unmarked junctions and vehicle traffic, sometimes at speed. This will create a bottleneck on the main junction by the community centre and school and increase the risk of a collision/pedestrian injury. Ambulances travelling at speed in an emergency into the centre of a estate with young children etc. also need to be weighed up</p> <p>Noise - the ambient noise from the development once operational will impact the local area (thats not taking into account the construction phase). There is already noise that emits from the school, another large 24/7 facility will do similar. When residents are having summer fairs or events taking place that will increase the noise to some degree as well on our peaceful and quiet enjoyment of our property.</p> <p>Development - the proposed brickwork being proposed will not match the surroundings of canal lane. This needs to be considered. Also dust will be an issue. Currently the wind blows over our property, so this would need to be considerably managed. My wife has asthma, and this would impact on her health if not controlled.</p> <p>Wildlife - there is a number of local wildlife present around this plot namely birds in the hedgerow and foxes. Consideration will need to be given to the impact on the current wildlife eco system in and around the plot.</p> <p>We believe that the development would have a negative impact on the local area and that if the plot was being used, it should be maintained as a green space and be utilised for the community, as its centrally geographic to the current phases 1-3</p> <p>Ultimately its going to devalue our property, reduce sunlight significantly, which will impact on our ability to have the full use of our property due to the reduction in sunlight and impact on us as residents, that would be overlooked by this large facility.</p> <p>I would like to understand whether consultation will take place, so we have an opportunity to discuss this. We have been let down massively by Bovis Homes, who informed us that there would not be a development on that space, otherwise we would not have purchased our property 3 years ago. The infrastructure around the estate and traffic management needs to take a priority too. Given the impact on our property then i would like to see what assurances and compensation are available to those most affected that either offsets the detrimental impact on our property and the local community or if any design changes are considered to reduce the impact on canal lane e.g. reduce bed spaces or design/layout. Also has fire service access being considered from canal lane side as this is not accessible by vehicles?</p>
<b>Received Date</b>	23/02/2023 21:54:05

## Attachments