

I understand it would be more expensive in the amount of land each plot would take up. Using only entrance near the church school will not be an option if you build housing for young generations. It is already overwhelmed with vehicles. This area is covered by local buses and for fit people it is a walkable distance to the town centre, or train station. Our home is a bungalow like most of the homes around us.

Be different to all the other buildings here in Bonbury. Make these homes energy efficient with cat & window and doors. Solar Panels with the electric hot water heating with the need for no additional plumbing. Small homes that are light and airy in the summer, and cheap to heat warm homes in the winter.

Our home produced 8,000 Kwhour of electricity in two years. Its roof ridge runs EAST/WEST. We get free hot water from APRIL to NOV. Our home is modern but built 1963. It has had a few updates and would sell easily. It has only 2 bedrooms, detached. No garage only a small garden with plenty of parking at the front.

JUST A FEW THINGS THAT WOULD
MAKE A DIFFERENCE.

Mrs R. H. Murphy
25 Sycamore Drive
Banbury
Oxon OX16 9HF

Dear Sirs,

re: Development - Land off White Post
Road, Bodicote

How many more green fields are being used for housing, do we need them all.

I note affordable housing is being built what's happened to all the bungalows not being built (I suppose they take up too much land).

Have you visited White Post Road (which I thought was in Bodicote not Banbury) the traffic congestion when the school starts and finishes is unbelievable. I moved to Sycamore Drive in 1980 when it was a lovely road, but now Sycamore Drive is used as a car park for the school, and a rat run from the Oxford Road.

So yet more traffic will use it.

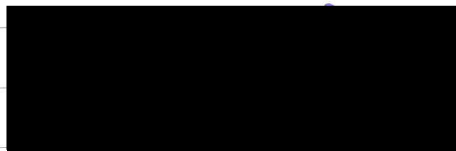
I always thought Salt Way was the boundary of Banbury, obviously not

Soon Bodicote, Twyford, Adderbury and
Bloxham will be part of Banbury -
not villages - how sad.

I am not part of the internet, so
perhaps you could send me printed
copies which are relevant.

If the Council approve your plan
they must be made.

Yours



From: [REDACTED]
Sent: 06 July 2015 19:17
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Mon, 06 Jul 2015 19:17:10 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: My suggestion for shaping your plan would be to build elsewhere, as usual you are company coming in who have no idea about the local area. This is shown by certain points within your consultation plan, first is the way you aim to just throw money at problems within your health and education topics and then of course take the profit run away and leave locals to suffer. Plus your lack of knowledge with your road suggestion and bus ideas, if you knew anything about the area the road is planned to come out in front of the local primary and to clear the traffic from White Post Road and the surrounding roads your suggested car park would need to be multi storey. Also as the local council are considering the road to be a link road between Oxford Road and Bloxham Road the potential traffic is going to be more than you can envisage as roads in the Easington area are already rat runs.

Would you like to suggest any changes to improve the proposals?: Why build another youth games court in such a ridiculous place right next to a busy traffic area, Why put a cricket pitch away from the cricket club.

My main complaint about the whole plan is the appalling idea of bringing a road out I front of a local school, ridiculous

Are there any other comments you would like us to consider?: If the building goes ahead, hopefully not how are lorries going to get down White Post Road because at present no buses go down the road due to the parking and traffics, do remember many ideas have been put forward to solve the traffic issues all failing and with the cricket and council banning local users of the school from parking within there grounds.I would love to know how building houses in the parish of Bodicote are going to bring in additional facilities as you're not building any. Also under affordable housing how dare you insult my intelligence by making out that all people buying the housing will all be professional or with degrees, when affordable should be for everyone, plus I have three children who are grown up and moving from the area has nothing to do with housing for most it's to do with employment as Banbury is consider a reasonably priced area.

Prefix:: Mr & Mrs

Your name [REDACTED]

Address: 23 Sycamore Drive, Banbury

Postcode: OX16 9HF

Alice Weston

From: [REDACTED]
Sent: 02 July 2015 15:08
To: YourViews; [REDACTED]
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 02 Jul 2015 15:08:17 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1. I know this area of land very well. Development here is particularly ill-considered. It is a valuable green field open space enjoyed by residents for recreation, walks, & dog walking. Building here would ruin the wonderful views towards Bloxham.

2. Any development here would have a significant impact on local wildlife, with the loss of hedgerows & fields & agriculture land.

3. The immediate area may well be unable to cope or accommodate even a small increase in traffic.

4. Any development would have a detrimental effect on the character of the neighbourhood.

5. Lack of public transport, Oxfordshire County Council has at this time a consultation program seeking to achieve a possible reduction in local bus services.

6. Under development of brown field sites in the local area.

7. There is limited capacity for school & G P surgery, with the developers only making an unspecified contribution to upgrade already stretched services. The extra cost will therefor fall upon local tax payers.

8. Most employment opportunities are located, south or east of the proposed development, thus increasing the traffic on roads that already are on there maximum flow rate. Ie Oxford Road /Farmfield Road, Maximum flow according to Ox County Council.

Prefix:: Mr

Your name: ridding

Your email: [REDACTED]

Address: 88 Grange Road

Postcode: ox16 9au

Alice Weston

From: [REDACTED]
Sent: 01 July 2015 10:06
To: YourViews; t [REDACTED]
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Wed, 01 Jul 2015 10:05:37 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1) The internal spine road is shown as coming out directly onto White Post Road. Although designated for local traffic only at this stage, there is nothing to stop all traffic from using this as a "rat-run". White Post Road is already severely congested at school times and with vehicles coming to the District Council offices.

2) The area involved is shown as extending right down to Wykham Lane, although we had understood that BAN17 did not extend this far down. There must be no housing this close to Wykham Lane, as the temptation will be to bring traffic out onto this road, which is a narrow, winding country lane.

Would you like to suggest any changes to improve the proposals?: 1) We had understood this spine road would exit at the mini-roundabout at the top of White Post Road and that remedial measures would be put in hand to alleviate traffic congestion. What measures can be put in place to stop non-local traffic from using the spine road?

2) As stated, there must be no housing as far down as Wykham Lane, for the reasons stated above. What is actually planned close to Wykham Lne?

Prefix:: Mrs

Your name: Valerie Russell

Your email: [REDACTED]

Address: Bodicote Parish Council

26 The Rydes

Bodicote

Banbury

Postcode: OX15 4EJ

From:



Subject:

[Redacted]
[Redacted].uk
Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 20:43:27 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I am concerned about the building of a road adjacent to the front of a primary school ! This would be heavily used with people taking short cuts to work and using it as a rat run let alone the most important aspect of the safety of the children that walk to school from the surrounding area. Police already have to come over to the roundabout now and again to police traffic at school times due to safety of the children and ridiculous parking. Surely a road is not allowed to be built across a public right of way?
Houses in the middle field is not a good idea knowing how much noise we currently hear from the cricket club every weekend in our house let alone in the garden. I think of houses in that field would not be saleable once people know.

Would you like to suggest any changes to improve the proposals?: !1) Move the youth games court away from the already busy white post road and make the car park bigger by covering that as well. Because it will need to be that big. Locate the youth games court by the 3rd field just behind Cricket club by trees.

2) If there must be a road it needs to be accessible from the entrance near the allotments on Wykam Lane. Along side the Public right of way.

3) Swap houses from middle field to the proposed area for a Cricket pitch away from the noise of the Cricket club. Or move the attenuation basin there with more trees for conservation.

\$) We already have a lovely play area why build another one?

4) Widen Wykam Lane to dual carriage way.

5) The only way traffic will ever be reduced in this town is for the county council to provide free bus service for everyone. With electric buses being used this would be economical and saver for the environment.

Are there any other comments you would like us to consider?: Personally I would rather see a lovely field to look over for horses or sheep, or a field filled with trees for conservation. but if you have to build anything in the middle field I would suggest bungalows for the old people as hopefully they will not hear the noise so much coming from the cricket club at night. It is really loud when I walked over the field. I said then if any houses were built here no one would buy them No brick walls can hide it as I can hear it from my house let alone houses right on the next field. Definitely not saleable.

Already the new development across the oxford road is poorly designed with very limited off road parking. 4 bed houses having space for one car plus garage is not adequate for that size house. Terraced houses have no front gardens and no parking area so when the estate is fully built the parking and congestion will be like west street in Grimsbury area of Banbury. A nightmare... just ask the taxi drivers in town. Similar problem in white post road only difference is it is around school time and not all night as well.

Prefix:: Mrs

Your name: Vine

Your email: [Redacted]

Postcode: OX16 9EZ

From:



June 2015 14:50

To:

YourViews; test@pearsontreehouse.co.uk

Subject:

Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 14:49:48 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: There are enough affordable houses going up without the need for any more

Why do we need another cricket pitch when there are already two nearby?

The saltway footpath is fine as it is, please leave it alone. It shouldn't be crossed again by a new road.

Drop off car park facility for the local school? You wouldn't be able to make one big enough

The school is over subscribed already, where will all the new children go....not within walking distance, leading to yet more congestion through Easington.

How can you think access for approx 560 cars can be provided so close to a primary school. From the plans it looks like it's off Sycamore Drive which is equally as bad

Would you like to suggest any changes to improve the proposals?: Halve the number of houses

Access from Bloxham road only..no way can Easington/Timms estate, already a rat run, sustain this amount of traffic

Are there any other comments you would like us to consider?: You state that ' whilst there will be some additional traffic generated from proposed development, the harm will be offset by local footpath and cycle network to encourage more people to travel more sustainably.' What a pile of crap.

People these days have an average of two cars per household. The majority of people on this estate will be young professionals who will need their cars to travel to the other side of town where most of our industry is, or to take their children to school as they can't get into local one. The impact of traffic around Timms estate will be detrimental to the lives of the predominately older generation that live here.

Prefix:: Mrs

Your name: Janice Rea

Your email:



Address: 48 Grange Road, Banbury, Oxon,

Postcode: OX169AU

Alice Weston

From: [REDACTED] >
Sent: 25 June 2015 13:52
To: YourViews; t [REDACTED]
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 13:52:15 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Are there any other comments you would like us to consider?: Sorry to trouble you again, but where will the proposed access for construction traffic be during the building of your development. This is also very relevant to my previous comments regarding school parking at present.

Prefix:: Mr

Your name: Richard Swinford

Your email: s [REDACTED]

Alice Weston

From: [REDACTED]
Sent: 25 June 2015 13:46
To: YourViews: [REDACTED]
[REDACTED] - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 13:46:19 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Thank you for sending the information and giving the opportunity for constructive feedback. You may be aware of the amount of parking that occurs along White Post Road and into Sycamore Road at School start and finish times (Bishop Loveday). Due to proposed vehicle access to development are there proposals to put traffic management measures into place (e.g. double yellow lines) to help ensure the safety and well - being of children and adults. Is the proposed car park large enough to take a good proportion of the present parked school traffic that presently exists.

You mention up to 30% of the housing will be ' affordable', is this 'Social Housing' and will the landlord be a local Housing Association.

Are there any other comments you would like us to consider?: Is the 'Attenuation' basin a type of lake, if so what safety measures will be made to ensure safety for children and adults.

The 'space' for a new cricket pitch, will this be for public use or have been purchased and maintained by a local cricket club. If Banbury CC is to be owner / user of this area, would it be more convenient for it to be next to the present club ground.

What date is planning permission be sought from Cherwell District Council and then will the public be able to have input into this process.

Prefix:: Mr

Your name: Richard Swinford

Your email: s [REDACTED]

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Appendix E
Banbury Town Council
Correspondence

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Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

The Town Clerk
Banbury Town Council
The Town Hall
Bridge Street
Banbury
OX16 5QB

23 June 2015

Dear Sirs,

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you, in a meeting closed to the general public, to explore how such a development can be formulated to respond positively to the needs of the community you represent. It is our view that the most constructive forum to discuss the proposals is a direct meeting with 3-4 representatives of the Parish Council who will convey the views of the residents. This allows us to fully understand the opinions and views of the Parish Council and local residents in an open and positive manner. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours faithfully



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

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Appendix F

Bodicote Parish Council Correspondence

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Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

Mrs V. Russell
Bodicote Parish Council Clerk
26, The Rydes
Bodicote
Banbury
Oxon
OX15 4EJ

23 June 2015

Dear Mrs Russell,

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you, in a meeting closed to the general public, to explore how such a development can be formulated to respond positively to the needs of the community you represent. It is our view that the most constructive forum to discuss the proposals is a direct meeting with 3-4 representatives of the Parish Council who will convey the views of the residents. This allows us to fully understand the opinions and views of the Parish Council and local residents in an open and positive manner. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Alice Weston

From: Andy Green
Sent: 08 July 2015 13:32
To: Alice Weston
Subject: FW: White Post Road, Banbury Residential Development

From: Val Russell [mailto:bodicotepec@tiscali.co.uk]

Sent: 01 July 2015 10:08

To: Andy Green

Cc: Susan Steel; Ron Glynn; Pat Cowan; Nigel Buttler; Margaret Christer; Keith Humphries; Joyce Washburn; Jim Blencowe; Jeremy Sacha; Ray Phipps; 'christineheath42'; Lynda Thirzie Smart; Fatemian, Arash

Subject: Re: White Post Road, Banbury Residential Development

We are submitting the following comments/objections:-

1) The internal spine road is shown as coming out directly onto White Post Road. Although designated for local traffic only at this stage, there is nothing to stop all traffic from using this as a "rat-run". White Post Road is already severely congested at school times and with vehicles coming to the District Council offices. We had understood this spine road would exit at the mini-roundabout at the top of White Post Road and that remedial measures would be put in hand to alleviate traffic congestion. What measures can be put in place to stop non-local traffic from using the spine road?

2) The area involved is shown as extending right down to Wykham Lane, although we had understood that BAN17 did not extend this far down. There must be no housing this close to Wykham Lane, as the temptation will be to bring traffic out onto this road, which is a narrow, winding country lane. What is actually planned close to Wykham Lane?

Regards

Valerie Russell

Clerk to Bodicote Parish Council

----- Original Message -----

From: [Andy Green](#)

To: ['Val Russell'](#)

Sent: Tuesday, June 30, 2015 1:27 PM

Subject: RE: White Post Road, Banbury Residential Development

Dear Val

Since circulating the leaflet we have received a number of comments from Parish Council members and wanted to provide you with a single response to some of the matters raised, as follows:

1. Consultation Closing date – There is no final date but obviously we encourage comments to be made sooner rather than later. It is our intention to submit the application next month but that does not prevent comments being received and us making changes to the proposals at any in the same way as comments made to Cherwell Council as part of the normal planning application consultation process (that will commence once the application has been submitted). As the leaflet confirms we will respond to those comments received prior to the application submission within a Statement of Community Involvement.
2. Orange Stars on the plan – these represent the location of listed buildings that will be considered within a heritage report with the application documents.

3. White Post Road in Bodicote – The development is part of the Banbury 17 allocation, hence the development is identified as an extension of Banbury in planning terms albeit it is acknowledge that it is close to Bodicote and located with the Bodicote Parish boundary.
4. Position of the car park and ball court – Whilst we will be submitting an outline application with just the access submitted for approval, we are showing on the illustrative layouts where the car parking and ball court is located but these are not yet fixed and we will happily consider suggestions for these to be located in a slightly different location and any reasons for this. We had located the ball court in a location that we were advised was preferred by the Parish Council but would happily review this if this is not the case.
5. Allotments – As we have shown the application boundary will not include the allotments on Wykham Lane and these will not be affected by our proposals.

We have had a few comments stating the website does not work - It does work (click on link below) <http://www.your-views.co.uk/banbury/> - however, if you type to address in to the google search box it will not bring up the website up. The address has to be typed in to the internet address box at the top of the page.

Regards

Andrew Green

From: Val Russell [<mailto:bodicotepc@tiscali.co.uk>]
Sent: 24 June 2015 09:00
To: Andy Green
Subject: Re: White Post Road, Banbury Residential Development

Another point which Councillors have raised, is that the final field to the east of White Post Road is BODICOTE, as is White Post Road itself. This should be acknowledged in all your paperwork.

Regards
Valerie Russell
Clerk to Bodicote Parish Council

----- Original Message -----

From: Andy Green
To: 'bodicotepc@tiscali.co.uk'
Sent: Tuesday, June 23, 2015 9:45 AM
Subject: White Post Road, Banbury Residential Development



Dear Mrs Russell,

Please find attached a letter regarding our proposed development at White Post Road, Banbury and our Public Consultation leaflet to be distributed to residents shortly.

Our project Website is now live

<http://www.your-views.co.uk/banbury/>

Regards

Andrew Green

Andy Green - Project Manager | a.green@gladman.co.uk | DDI: 01260 288 820 | www.gladman.co.uk

Gladman Developments | Gladman House | Alexandria Way | Congleton | Cheshire |
T: 01260 288800 | F: 01260 288801
www.gladman.co.uk

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2250 / Virus Database: 4365/9573 - Release Date: 06/22/15

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2250 / Virus Database: 4365/9619 - Release Date: 06/29/15

Alice Weston

From: Andy Green
Sent: 08 July 2015 13:33
To: Alice Weston
Subject: FW: White Post Road, Banbury Residential Development

From: Val Russell [mailto:bodicotepec@tiscali.co.uk]
Sent: 23 June 2015 14:51
To: Andy Green
Cc: Susan Steel; Ron Glynn; Pat Cowan; Nigel Buttler; Margaret Christer; Keith Humphries; Joyce Washburn; Jim Blencowe; Jeremy Sacha; Ray Phipps; Fatemian, Arash; Lynda Thirzie Smart; 'christineheath42'
Subject: Re: White Post Road, Banbury Residential Development

Thank you for this.
I have a couple of questions:-
When does the consultation close?
What are the orange stars on the plan representing?
Regards
Valerie Russell
Clerk to Bodicote Parish Council

----- Original Message -----

From: Andy Green
To: 'bodicotepec@tiscali.co.uk'
Sent: Tuesday, June 23, 2015 9:45 AM
Subject: White Post Road, Banbury Residential Development



Dear Mrs Russell,

Please find attached a letter regarding our proposed development at White Post Road, Banbury and our Public Consultation leaflet to be distributed to residents shortly.

Our project Website is now live

<http://www.your-views.co.uk/banbury/>

Regards

Andrew Green

Andy Green - Project Manager | a.green@gladman.co.uk | DDI: 01260 288 820 | www.gladman.co.uk

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Appendix G

Ward Councillor Correspondence

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Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Chris Heath

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor John Colegrave

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Kieron Mallon

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Lynda Thirzie Smart

Land West of White Post Road, Banbury

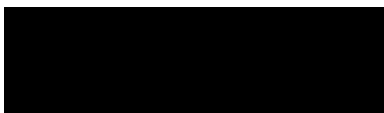
Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Appendix H

Consultation Boards

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THE SITE

INTRODUCTION

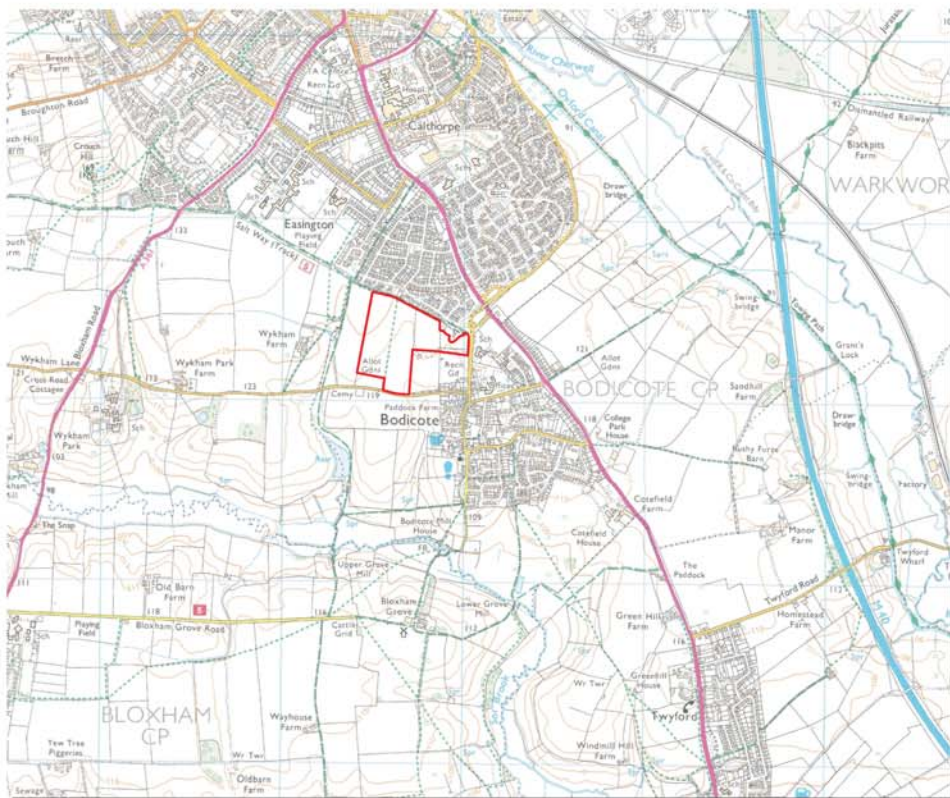
Gladman Developments Ltd have successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes.

A process of public consultation is being undertaken regarding a proposal for a new residential development of up to 280 homes, together with new recreational space west of White Post Road, Banbury. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Cherwell District Council.

SITE DESCRIPTION

The site is located on the southern edge of Banbury to the north west of Bodicote and to the west of White Post Road. The site comprises 17.35 ha of agricultural / arable land bound by established hedgerows to the sites boundaries. The Salt Way Bridleway lines the northern application boundary, with existing residential development located beyond. Existing allotments and the Banbury Cricket Club are located on the south western and south eastern site boundaries respectively, with White Post Road defining the eastern site boundary.

The sites wider countryside setting is located to the south and west. The northern site boundary which lines the Salt Way is to be redefined, with additional tree, shrub and hedge planting forming a robust green edge to the site. The site access is to be located off White Post Lane on the eastern site boundary.



PLANNING CONTEXT

The Cherwell Local Plan was adopted in 1996, which set out the planning policy guidance for the district, as well as housing growth for the period up until 2001.

Cherwell District Council has a draft new Local Plan, which will form the spatial planning guidance for the District up to 2031. At the point of publishing this consultation leaflet, the Inspector's Report into the soundness of the plan had just been published (9th June 2015). The report concluded that the Cherwell Local Plan (2011-2031) provides an appropriate basis for the planning of the district to 2031, providing a number of modifications are made. It is anticipated that the Report will be presented to Members at the meeting of the Council on 20th July 2015.

This site has been identified as part of the "Banbury 17" allocation within the draft Local Plan, for the total provision of up to 1,345 dwellings. The site is necessary to ensure that the projected housing needs of the district are met over the plan period. Land at the north west corner of the overall site has recently been granted permission for 145 dwellings. A Planning Application is currently pending for up to 1,000 dwellings for the remaining western portion of the allocation.

THE NEED FOR NEW HOUSING

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

It is considered that Cherwell District Council (CDC) does not have an adequate level of land to meet their 5 year housing requirement. With a growing population, CDC has a demonstrable need for more housing and additional new deliverable sites are required in order to meet this shortfall.

WHY IS THE SITE SUITABLE FOR DEVELOPMENT?

The proposed development of the site would form a logical extension to Banbury, located close to a good range of local services and facilities, including Bishop Loveday Church of England Primary School, Sports facilities, pubs and Bodicote Village Hall. The site relates well to the wider urban setting and benefits from strong links to both Banbury and Bodicote.

THE APPLICATION

APPLICATION TYPE & SUBMISSION DATE

Gladman Developments Ltd intends to submit an outline planning application for up to 280 homes to Cherwell District Council in the coming weeks. This would establish the principle of development with the access to be agreed, and all other details will form part of subsequent applications if planning approval is given.

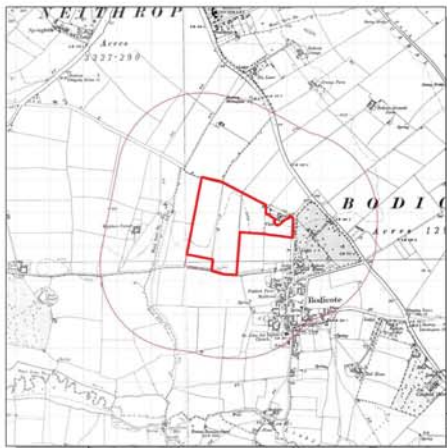
DEVELOPMENT PROPOSALS

- Up to 280 new homes, including affordable properties;
- Proposed new access off White Post Road;
- Provision of extensive Public Open Space, including children's play areas and a community park;
- Improved connectivity between the proposed open space and wider footpath network;
- An area for a new cricket pitch and provision of a Youth Games Court;
- New landscaping to enhance the site and boundaries.

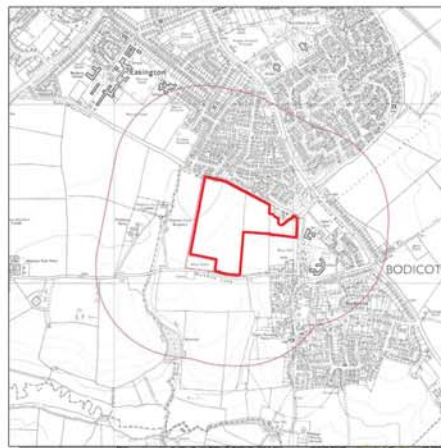
HISTORIC MAPS

The historic maps below illustrate the expansion and growth of Banbury and Bodicote over the past 100 years. The land was largely characterised by medium scale open fields set within a broad undulating valley landscape until the mid – late 1900's, with a substantial portion of Bodicote and the principle road network dating back to pre 1899. The southern fringe of Banbury and the village of Bodicote saw rapid expansion between 1954 and 1992, with residential development replacing open agricultural fields, transforming Banbury into a more substantial town and doubling Bodicote in size.

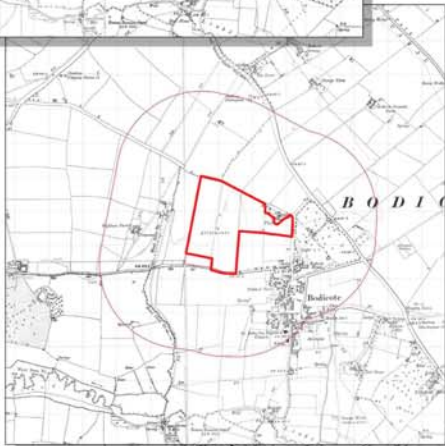
The present day map shows the extent of Bodicote and the southern fringe of Banbury to have remained largely unchanged since the expansion of the urban area in the mid – late 20th Century, with the exception of a pocket of development to the north west of the application site.



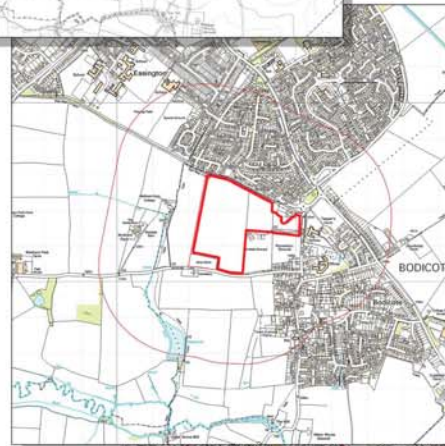
C1899



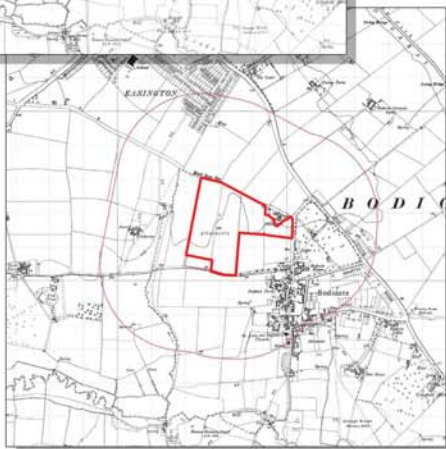
C1992



C1920



C2002



C1954



Current

SITE AND LANDSCAPE

SITE & SETTING

The site is open in character and consists of three agricultural fields bound by existing hedgerows with occasional hedgerow trees. The topography and landscape around Bodicote and the southern fringe of Banbury is characterised as undulating valleys which create a rolling, well defined landform. The wider landscape context is further characterised by a pattern of medium - large irregular fields set within a network of established hedgerows. A network of farm tracks and Public Rights of Way traverse the wider landscape, which when combined with the rolling topography, irregular field pattern and associated boundary vegetation, promotes a varied landscape typology.

The presence of the existing urban edge to the north and east of the application site influences the character of the site, with views of the existing built form characterising views from within the site.

VISUAL ENVIRONMENT

As stated the site sits within a rolling landscape with a series of interlocking valleys that is characterised by a medium – large scale field pattern, bound by established vegetation. The topography and vegetation structures located within the sites context frame occasional views from localised and middle distance viewpoints. Within localised views from the immediate context of White Post Road and the Public Rights of Way to the north and west, the development of the site will be apparent representing a noticeable change to that which exists at present. It is considered, however, that the site and its setting have the capacity to accommodate this change. The presence of the existing urban edge already forms a prominent feature within these views, and as such the proposals will be seen as in keeping with that which exists at present. Within wider views, where views of the site are available due to the topography, these will be seen within the wider context of Banbury and Bodicote, and as such seen as a minor component of the wider landscape context.

LOCAL BUILDING STYLES

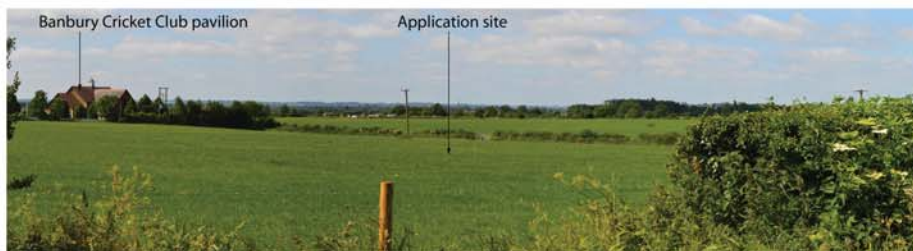
A cluster of Listed buildings and a Conservation Area characterise the historic centre of Bodicote to the east of the site, predominantly located to the High Street; and Wykham Farmhouse Grade II Listed Building lies to the west of the site. Currently there is a degree of separation afforded to the heritage assets within Bodicote provided by existing residential development, and the recreational ground to the south east of the site. The degree of separation to the heritage assets is to be enhanced in the proposals through the provision of public open space in the eastern site area and the reinforcement of boundaries.

Within Banbury the local vernacular is defined by a mixture of architectural styles predominantly using traditional building materials including, brick and stone with clay tiled roofs. This is particularly true of the town centre, however within the wider setting more recent development is characterised by modern brick dwellings of a style more typical of mid - late 20th Century development.

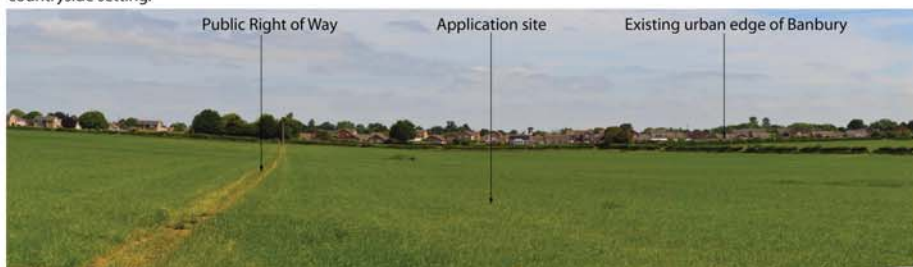
The development proposals will reference the varying architectural styles and materials that characterise the local area, ensuring that the proposals respect and enhance the local character.



View looking west towards the application site and the entrance to Banbury Cricket Club from White Post Road. This view illustrates the extent of vegetation lining the eastern boundary.



View looking south into the application site from the Salt Way illustrating the relationship between the site its wider countryside setting.



View looking north from the Public Right of Way that runs through the application site. This view illustrates the relationship between the site and the existing urban edge of Banbury's southern fringe.



Above: View looking east from a Public Right of Way at Wykham Farm which runs between the Salt Way and Wykham Lane. This view illustrates the relationship between the site and its wider countryside setting in the foreground.

Below: Examples of built form and materials used within Banbury and Bodicote. The proposals will seek to reference the built character of the local vernacular so as to create an appropriate and sympathetic development in keeping with the character of the site and its setting.



Existing Residential Development off Foxwood Close, Banbury



The Church of Jesus Christ and Latter Day Saints, off Chatsworth Drive, Banbury

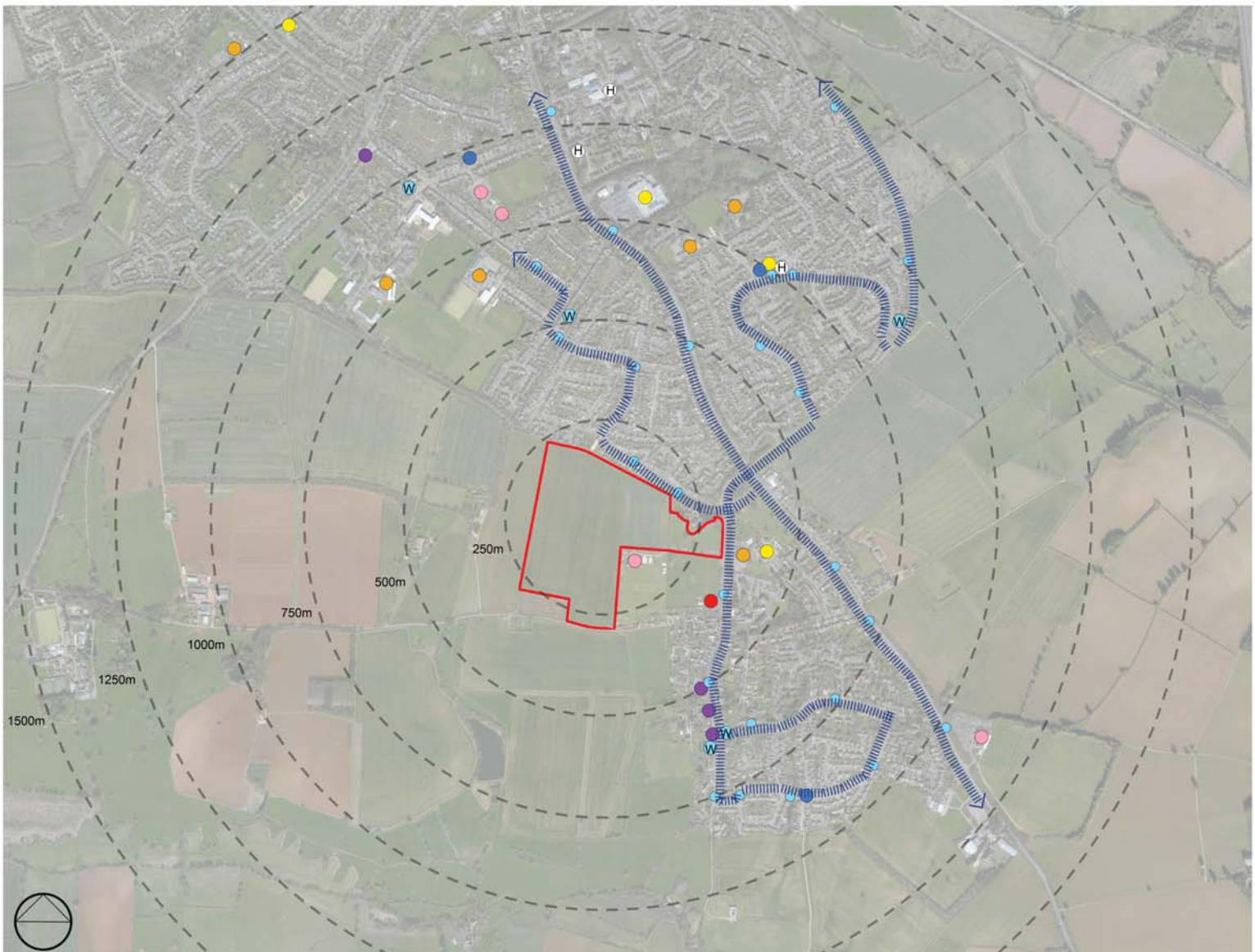


The Horse and Jockey Public House, Bodicote

LOCAL FACILITIES

Banbury and Bodicote offer a wide range of facilities within an easily accessible distance including a primary school. Further sports facilities are proposed as part of the development including a Cricket Pitch and a Youth Games Court, the proposals will also seek to enhance existing links between the site and existing facilities, as well as proposing additional footpath links to the wider footpath network.

The development site has good access to public transport with a bus stops located on White Post Road to the east and of the site and Sycamore Drive to the north. There will be enhanced footpath links to assist in providing safe access for pedestrians to the north onto Salt Way leading into Banbury and Bodicote or to public transport. Bishop Loveday Church of England Primary School lies to the east of the application site with easy access via an existing road network with supporting pavements. Banbury town centre is located approximately 2km to the north of the application site, which hosts numerous facilities. A post office, pub, churches and a Village Hall can all be found within a reasonable distance of the site, and are all easily accessible. The local bus services run throughout the day providing links to Banbury to the north.



LEGEND

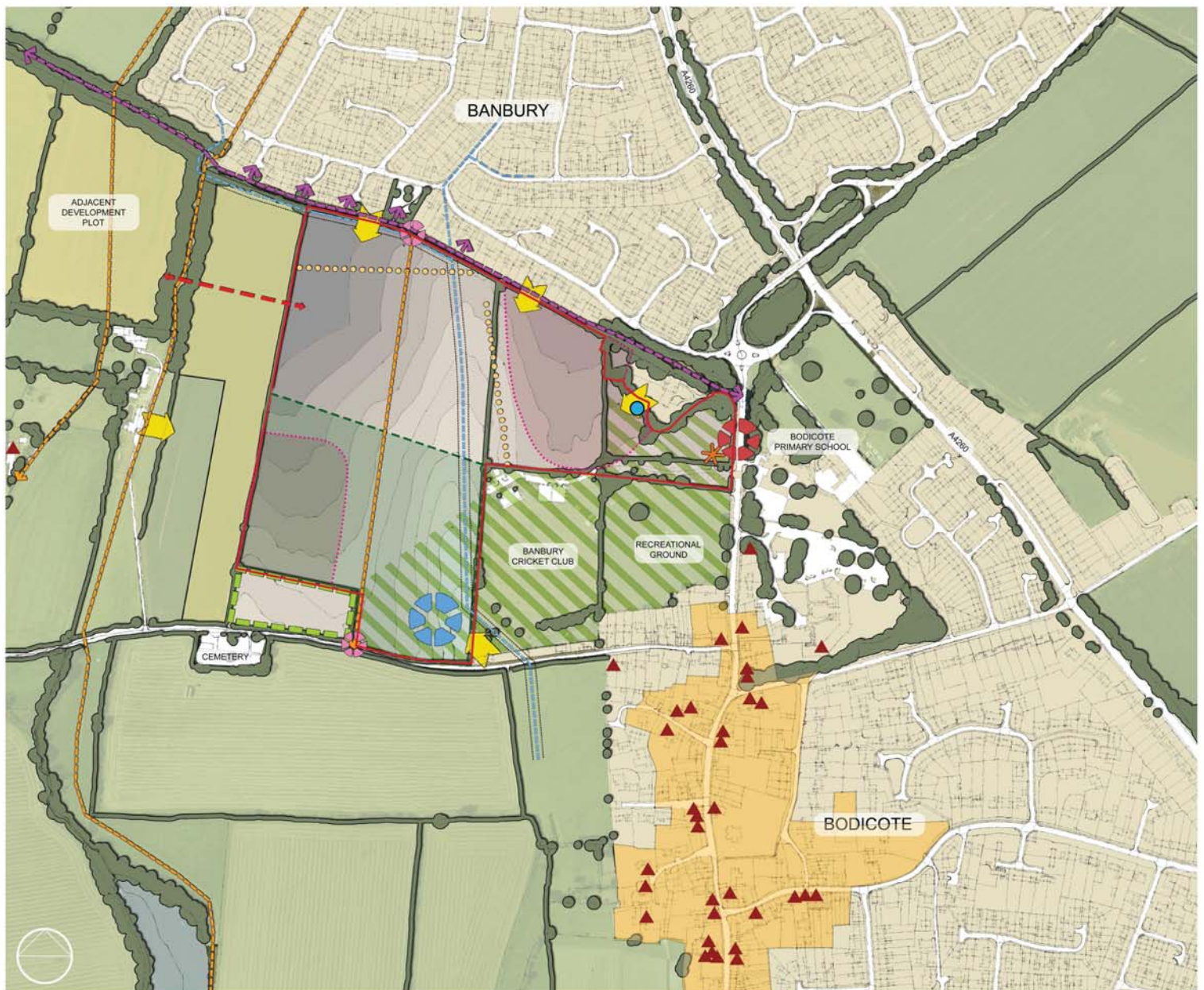
Site Boundary	Post Office	Public House/ Restaurant	Place of Worship	School	Shop
Key Bus Stops	Sports Facilities	Key Bus Routes	Walking Distance from Site	Community Building	Healthcare

KEY CONSIDERATIONS

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the draft concept plan.

KEY:

Application Boundary: 17.53Ha	Existing Drainage - Surface Water	Existing Septic Tank	Potential Primary Access	Potential Bus Link to Adjacent Development
Existing Public Right of Way - Saltway	Existing Overhead Electricity Cables	Potential for New Car Park	Retained Pedestrian Access	Designated Outdoor Sports Provision Allocation
Existing Public Footpaths	Contours	Consider Views from Adjacent/Nearby Housing	Prevent Coalescence of Banbury and Bodicote - Retain a Green Buffer between Settlements	Listed Buildings
Existing Trees and Hedgerows	Existing Allotment	Low Point of Site - Potential SuDs Area	Archaeological Sensitive Areas	Bodicote Conservation Area





Key:

Site Boundary	Existing Vegetation to be Retained	Proposed Indicative Vegetation Structures	Developable Area	Public Open Space
Proposed Road Corridor (13.7m wide)	Proposed Secondary Road Corridor	Existing Access to Banbury Cricket Club	Potential Site Access	
Existing Public Right of Way	The Salt Way Public Right of Way	Proposed Footway / Cycleway	Potential Pedestrian / Cycle Access Points to be Enhanced	Key Views
				Listed Buildings
				Conservation Area
				Potential Link to Adjacent Development

DESIGN PRINCIPLES

The assessment of the site and its setting has helped to inform the preparation of a development framework for the site. A number of design principles have influenced the development proposals for the site. These principles include:

- ◆ The retention and enhancement of the existing vegetation structure associated with the site boundaries and other environmental assets;
- ◆ To deliver a high quality, sustainable development which reflects the scale, layout and pattern of the Banbury and is appropriate to its setting;
- ◆ Development should respect the visual amenities of the wider landscape setting;
- ◆ Scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ◆ The site has been designed with consideration to the "Banbury 17" allocation and proposed future development to the west of the application site;
- ◆ To deliver a mix of housing up to 280 new dwellings, including affordable housing and a range of property sizes and types;
- ◆ Provision of a youth games court and an area for a cricket pitch for use by the existing and proposed residents;
- ◆ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting;
- ◆ Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure.