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22nd September 2017

Planning Inspectorate
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PINS 1507001

25 SEP 2017

Dear Sirs

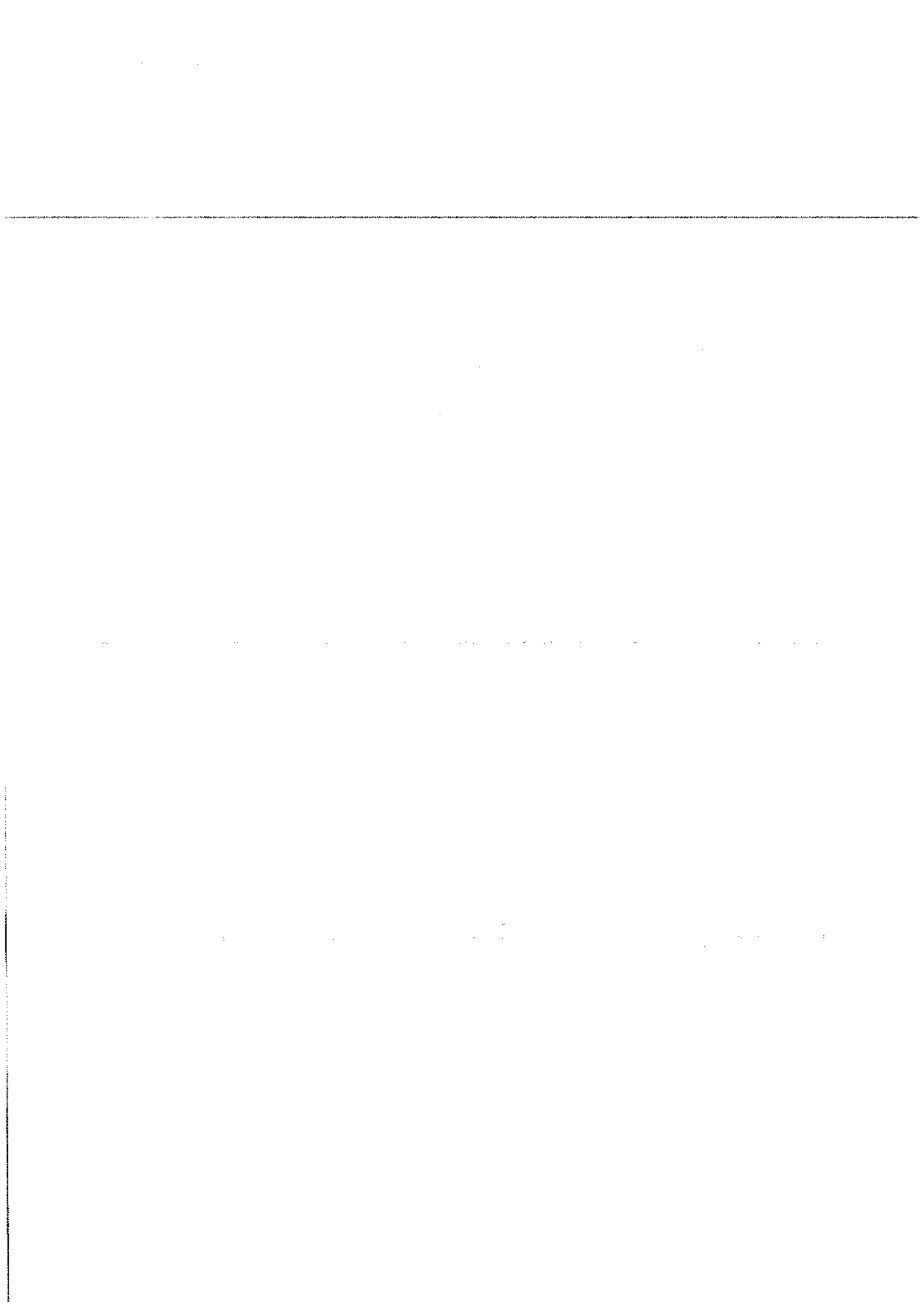
**TOWN AND COUNTRY PLANNING ACT 1990 –
Appeal against Non-determination**

Appeal Reference: APP/C3105/w/17/3172731

**Planning Application - 15/01326/OUT | OUTLINE - OS Parcels 6741 And
5426 West Of Cricket Field North Of Wykham Lane, Bodicote,
Oxfordshire**

It is difficult to convey just how disappointed I was to receive notice that consideration continues to be given to the outline details of Gladman's unwelcome and unnecessary Potential Residential Development proposals to build on the last open fields between Salt Way, the supposed border to Banbury, and the formerly distinct village of Bodicote, now fast merging into Banbury.

There is literally not a main road into Banbury that does not have a housing development either in progress or in application, continuing to push the town boundaries out into the surrounding countryside and nearby villages. The town's infrastructure comprising roads, schools, GP surgeries and the Horton General Hospital, cannot cope with the current population size, let alone the increased numbers caused by these new developments. And still the applications for further development come in, and the proposals here in question now look to fill in a further small green patch between town and village.



From the weasely introductory words in the original proposal documents, intimating nimby-ism in any objection, through the fatuous supposed benefits to a community that needs no more burden on it's already over-stretched and under-funded infrastructure and services, these proposals are nothing more than a fast-buck scheme formulated to take advantage of Cherwell District Council's being caught out in not putting together a coherent and sustainable plan for the future.

They propose a "residential-led development". What exactly does that mean?

The benefits listed are meaningless:

"New high quality housing". Would they say anything other, but will that housing not be the same anonymous unattractive boxes littering new builds everywhere?

"Affordable housing (up to 30%)". That is a requirement for Cherwell District Council's Executive, not the developer's social-mindedness. And, no doubt, when these supposedly affordable houses are not readily taken up, application will be made to upgrade them and release them to ordinary buyers.

"New cricket pitch". The old pitch is shown on the proposed plan as well as a new one. And as well as the existing one on the White Post Road playing fields. Why? I'm all for open areas, but I'd rather they were the existing ones rather than grassed areas squeezed in amongst the houses.

"Improved/enhanced footpaths/cycle links". To what benefit? Current footpath and cycle links are perfectly satisfactory, and would not need meddling with were it not for this development.

"Drop off car parking facility for the primary school". A benefit at last, between 0845 - 0915 and 1500 - 1530 each day. Otherwise wasted space except as an overflow car park for Cherwell DC.

And presumably the children from the development will be expected to be found spaces at the school. Alongside the children from the other new local developments. Only the new Longford Park development includes a new school, and that only opens this year, and only for nursery, reception and year one. There are no proposals for increasing secondary school places in Banbury. Where will all these children be educated?

"Increased spending at local businesses". Is that at the farm shop, the post office or the Esso garage?

"Access off White Post Road", an already over-busy road. The revised plan to sweep into the development from the farm shop roundabout and have White Post Road t-junction onto that will create further bottlenecks, and further

1. The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process.

2. The second part of the paper delves into the methodology used for the study. It details the selection of participants, the data collection methods, and the analytical techniques employed to interpret the findings. The author emphasizes the rigor and transparency of the research process.

3. The third part of the paper presents the results of the study. It includes a detailed description of the data collected and the statistical analysis performed. The findings are discussed in the context of the research objectives and the existing literature. The author concludes by summarizing the key takeaways and the implications of the study for future research and practice.

restrict traffic movement into and out of Bodicote, restricted as it already is at the other end of the village by traffic lights onto the Oxford Road which are phased in favour of the Longford Park development. Now traffic flow out of the village at the north end will be slowed in favour of the proposed link road to the new estate. The planners clearly do not live anywhere near here and have not a clue as to the impact on the existing population.

“Youth games court”. That should keep local youth happy. Any other social amenity benefits? No.

Are those really the prime benefits of the development?

The downsides of the proposed development are considerably less woolly, and are not at all satisfactorily addressed in their FAQs.

The nearby Longford Park development has already had detrimental effect on traffic volume and flow, with the recently introduced traffic management measures failing to improve the situation. The additional volume and flow caused by this proposed development will not assist. The Oxford Road is an extremely busy road at all times now, with a lot of cars using the Timms and Easington residential areas as a rat run. The development will only add to that. And the proposal that this development forms a spine road across to the Bloxham Road will either create another rat run if it flows, or further traffic hold-ups if it doesn't.

They propose offering contributions to the Local Authority and local GP surgery (which one?) because both already have limited capacity for additional pupils and patients respectively. For them to build the Gladman Wing at the school and the unspecified surgery? No, for them to squeeze extra desks and doctors into already cramped facilities, to the detriment of existing users.

The remaining FAQs continue not to address issues that would not arise in any case were the proposed development not to take place.

In summary, I believe that the proposed development is ill-thought through and of no benefit to the community, low on meeting any perceived social need, and high on money-making potential when presented to a District Council that continues not to listen to the people who literally are their neighbours.

Yours faithfully



IAN HEARLE

