

14/01/14 32/out.

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
on 2 <sup>nd</sup> October 2014				
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Hard copy (with attachments) of email sent to [planning@cherwell-dc.co.uk](mailto:planning@cherwell-dc.co.uk) on 2<sup>nd</sup> October 2014.

My name is Paul Weston and I live at Georges Barn, Wykham Lane, Bodicote, BANBURY, OX16 9UP.

I am writing in respect of the above planning application with a sense of some exasperation!

Firstly, the online record of the application (<http://www.publicaccess.cherwell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NF6WHUEM0L000>) shows a brief explanation under the 'Details' tab but there is nothing under the map tab to indicate the nature of the planning application.

I have now responded with some (I believe) well-reasoned arguments against a similar planning application in March last year, followed by an appeal later in the year, followed by a proposed change to the local plan which appeared, very specifically, to be designed to take away one of the clearest objections to the original planning application – that it was contrary to the Local Plan.

My letter titled "Planning Objection Letter" explains my objections to the original application (13/00321/OUT) where there were very clear and explicit buffers to prevent this planning application being granted. The application was turned down but an appeal was launched (APP/C3105/A/13/2209291).

My letter titled "Planning Objection Letter – Appeal" addresses the Appeal which we note was subsequently withdrawn for extremely valid reasons.

We then find that it is proposed to amend the local plan, which I believe has not even been through the full approval process. I wrote further in my letter – "Cherwell Plan Objection Letter P Weston" to object very strongly to the revised plan.

Now, before any agreement to the revised plan, we have a further application from Gallaher Estates. This can best be described as over-enthusiastic and at worst has to be considered very cynical!

Please let me summarise my objections in my final letter for ease:

1. It places a disproportionate burden on the South of Banbury to accommodate the housing requirements of the next 15 years. The combination of the current Bankside Development plus Banbury 4, Banbury 16 and Banbury 17 add almost 3,000 dwelling into an area that represents less than a quarter of the area potentially available.
2. The change from the previous plan is a complete about-face from a situation where Banbury 17 was actually a formal green buffer.
3. Like myself, all of the residents of Wykham Lane will have a real concern about the inevitable increase in traffic along this dangerous road.
4. I am concerned about the linkages between this change to the plan and a completely spurious planning application made by Gallaher Estates to develop this land even while the local plan clearly would have dis-allowed this.

If this process is any more than a foregone conclusion then please can we put it away for once and all, especially as we hear today that a huge Garden City in Bicester will provide an additional 13,000 homes in Bicester. How many more do we need?

Yours faithfully,

Paul Weston

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Georges Barn  
Wykham Lane  
Bodicote  
Banbury  
Oxfordshire  
OX16 9UP

18<sup>th</sup> March 2013

Dear Mr Preston

### Planning Application 13/00321/OUT

I write with respect to your recent Neighbour Notification about a planning application for a major development to the south of Salt Way, adjacent to Bloxham Road. I am frankly dismayed by the application which appears to be a cynical piece of opportunism from Gallaher Estates timed to get in before the adoption of the Cherwell Local Plan.

I have taken a real interest in the Local Plan throughout its consultation phases and have been impressed by how it has been shaped and moulded. It would appear that the developer has not read the plan or is simply working on an assumption of an initial rejection and a more favourable reception at appeal. The tone of the whole plan is very clear with respect to 'urban sprawl'. In no place does it mention the area in question as one of the Strategic Areas for housing development. The areas that are proposed have clearly been adopted after substantial input from a wide range of people and I provided input regarding one of the early proposed options that was very similar to that proposed.

It is probably unnecessary but can I draw your attention to two specific elements of the plan:

1. Section B260 reads "Green buffers are shown indicatively on the Proposed Submission Proposals Map. The buffers do not negate the need for green infrastructure provision within the strategic allocation sites. They are intended to define the limits to built development and protect the gaps between the existing/planned edge between Bicester and the villages of Bucknell, Chesterton, and Launton, and the gaps between the existing or planned edge of Banbury and the villages of Hanwell, Drayton, Bodicote and Adderbury. **Additional buffers are shown on the south east edge of Banbury to protect the prominent landscape feature Crouch Hill and historic Salt Way and ensure that development does not extend beyond the existing built up limits of the town towards Bloxham and Broughton.**"

I have copied the relevant map into an attachment to this letter which shows how clearly the proposed development contravenes this buffer.

2. Section C104 reads "Banbury faces topographic constraints to the east (the M40) and west (steep sided valley and villages) with a historic town boundary and open aspect to the south beyond the Salt Way. These are all natural (and manmade) barriers to growth that have shaped how the town has grown and is to grow in the future. As a result only a limited number of strategic development sites are available for new housing growth including Bankside, Canalside, West of Bretch Hill (to support an area of renewal to the east), North of Hanwell Fields and at Southam Road.

These sections are extremely clear and are completely inconsistent with the application.

In addition to these grounds for objection all of the residents of Wykham Lane will have a real concern about the inevitable increase in traffic along this dangerous road. This will be a particular risk during morning and evening peak periods when it will be an obvious cut-through for anyone coming towards Banbury from Oxford or junction 10 of the M40 and onwards to the proposed development. This will make it even more difficult to emerge from the various drives into a small lane where the speed limit is 60 miles an hour along much of its length. It will also result in substantially more traffic wanting to turn right from the end of Wykham Lane into Bloxham Road towards the proposed development. This is already an accident black spot with a recent death as a result.

On a slightly separate note I also notice a smaller proposed development on the Bloxham Road in the same basic area but again completely going against the directions and terms of the Cherwell Plan. We had not seen anything about this development as we are not an immediate neighbour. Previous experience in other areas would make me very concerned that this was part of a strategy from the developer or possibly another developer to establish a precedent for development that goes against the Local Plan to make a larger development less unpalatable to planners or the appeal panel. This is again extremely worrying and although I believe we are too late to register our objection to the smaller development I wish to make my concerns very clearly heard.

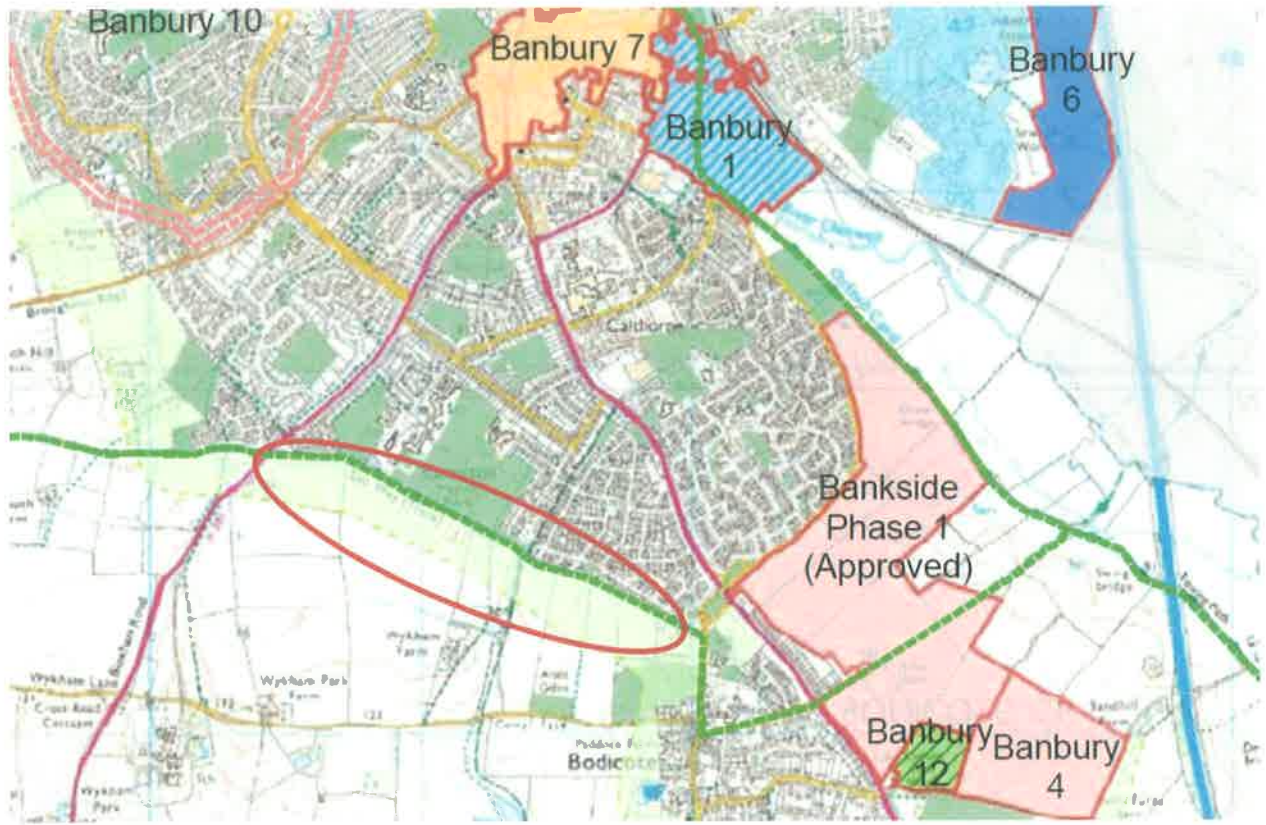
I am sure that we can rely on you and your colleagues to stay true to your carefully considered plan and to reject the application.

Yours sincerely,

Paul Weston

cc Laura Bailey

Attachment 1 – Proposed Green Buffer





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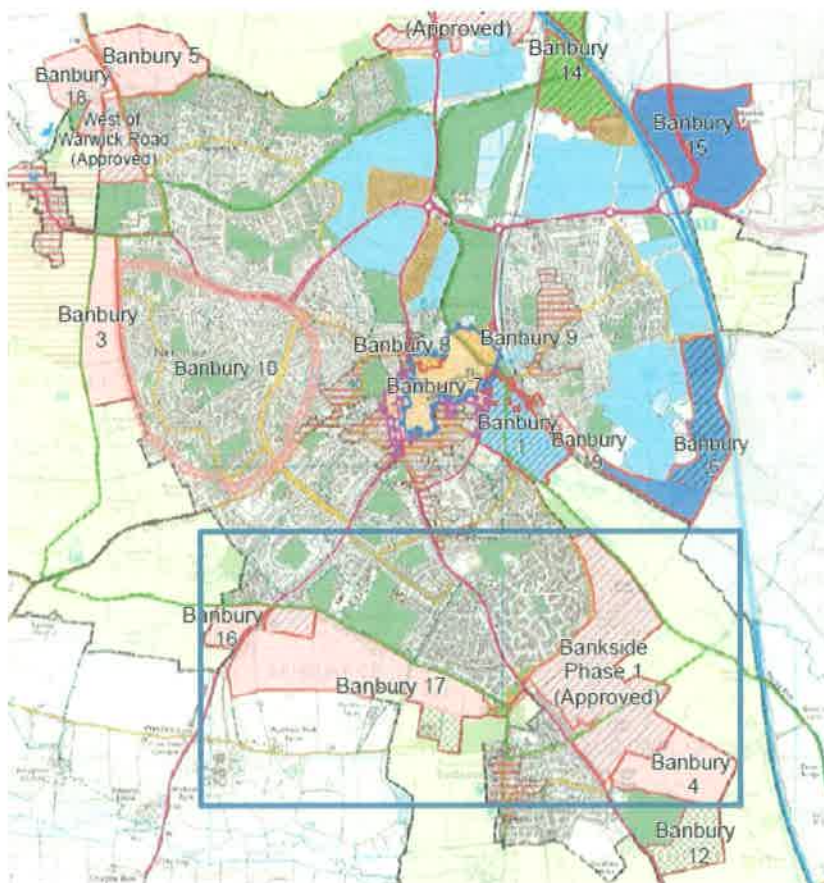
21<sup>st</sup> September 2014

Dear Sirs,

### Proposed Modifications to the Cherwell Local Plan

I write with respect to proposals to amend the Cherwell Local Plan and specifically regarding the Proposed Addition of the Strategic Housing Allocation referred to as Banbury 17. I strongly oppose this addition and ask that it is reconsidered and removed as a solution to meeting a substantial proportion of the increased housing need that is being forced upon Cherwell. My reasons for this are:

1. It places a disproportionate burden on the South of Banbury to accommodate the housing requirements of the next 15 years. The combination of the current Bankside Development plus Banbury 4, Banbury 16 and Banbury 17 add almost 3,000 dwelling into an area that represents less than a quarter of the area potentially available. So the south of Banbury appears to be absorbing as much new development as the rest of the town put together. In fact in the area indicated below around a third of the land area will be developed for new housing by 2031. This is neither sensible nor fair.



2. The change from the previous plan is a complete about-face from a situation where Banbury 17 was actually a formal green buffer. Section 260 from the previous plan included the wording:

*“Additional buffers are shown on the south east edge of Banbury to protect the prominent landscape feature Crouch Hill and historic Salt Way and ensure that development does not extend beyond the existing built up limits of the town towards Bloxham and Broughton.”*

This principle was sound and seems to have been forgotten. It can be illustrated by comparing two views of the same area from the two plans.

The current plan



The proposed plan



3. Like myself, all of the residents of Wykham Lane will have a real concern about the inevitable increase in traffic along this dangerous road. This will be a particular risk during morning and evening peak periods when it will be an obvious cut-through for anyone coming towards Banbury from Oxford or junction 10 of the M40 and onwards to the proposed development. This will make it even more difficult to emerge from the various drives into a small lane where the speed limit is 60 miles an hour along much of its length. It will also result in substantially more traffic wanting to turn right from the end of Wykham Lane into Bloxham Road towards the proposed development. This is already an accident black spot with at least 2 deaths in the last 2 years.
4. I am concerned about the linkages between this change to the plan and a completely spurious planning application made by Gallaher Estates to develop this land even while the

local plan clearly would have dis-allowed this. The planning application was turned down and was subsequently withdrawn. The local plan changes are a mirror copy of the planning application that was made and set alarm bells ringing in my head (and those of a number of neighbours) about whether 'Banbury 17' is a carefully considered option or an easy choice with a developer waiting in the wings to start building.

Yours faithfully,

Paul Weston



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Georges Barn  
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Bodicote  
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Oxfordshire  
OX16 9UP

27<sup>th</sup> January 2014

Planning Inspectorate  
3/26 Hawk Wing  
Temple Quay House  
2 The Square,  
Temple Quay  
Bristol BS1 6PN

Dear Sirs

**Appeal Reference: APP/C3105/A/13/2209291**

I am writing to object in the strongest possible terms to the appeal by Gallaher Estates against planning consent refusal by Cherwell District Council.

Their planned development flies totally in the face of the words and the spirit of the carefully considered local plan which seeks to prevent the sprawl of Banbury towards Bloxham and to even create explicit buffers to stop this.

The area of the proposed development closest to our property and those of our close neighbours is less than a mile from a newly started development of over 1,000 properties at Bodicote / Bankside. A further major development in this same small area of Banbury is completely unreasonable in terms of spreading the burden on existing residents and infrastructure. An aerial photo would clearly show the degree to which the area would be overwhelmed by two new developments.

A very specific concern of ours relates to the safety issues regarding the level of traffic using Wykham Lane on which we live. This very narrow road is already an extremely dangerous rat-run from the Bloxham Road to the Adderbury Road. It forms a cut-through to avoid using main roads and will become far more heavily used by residents of the new Bodicote / Bankside development to get to many areas to the South of Banbury avoiding the town centre. If the Gallaher development were allowed it would become even more heavily exploited by its residents using the road to get to the North and East of Banbury. There has already been a fatality at the junction of Wykham Lane and the Bloxham Road in the last year and a number of recent accidents on Wykham Lane resulting in injuries.

We feel very strongly that this appeal must be rejected and that the extremely well-considered local plan be allowed to prevail.

Yours sincerely,

Paul Weston

cc Stephanie Betts