

From: Peter Monk
Sent: 07 July 2019 22:56
To: Bob Duxbury
Subject: Our Ref:16/00472/OUT Grundon Ltd.

Dear Mr Duxbury,

I write on behalf of Banbury Civic Society to thank you for the notification in respect of the above Application.

The Society made comments on this site in 2017 (?) and we hope these will be reflected in the report to Committee. We note that Network Rail have also made extensive critical remarks concerning the use of this site for housing, notwithstanding its allocation for that purpose in the Approved Local Plan. It seems to us that, despite the urgent need for social housing, this site has many disadvantages to that end, especially given the complaints that have already arisen from existing nearby residents citing noise, vibration and other disturbance to the detriment of their living conditions.

However, the Society is most concerned about retaining the long term possibility of extending Higham Way southwards to either a) connect with the proposed South-to-East link road between Bankside and Chalker Way (see Banbury Vision and Masterplan), OR b) to swing eastwards around the perimeter of Ban 6 also to link with Chalker Way, thereby also providing access possibilities to the presently undeveloped remainder of Ban 6. The Indicative Layout, as posted, does not engender confidence that either of these options would be possible.

Both of the above options would provide a secondary access to / from both the area south of Causeway and the railway car park This would contribute towards relieving, to a greater or lesser degree depending on other construction, the congestion at the Middleton Road / Merton Street junction and provide improved connectivity to the whole area.

It is argued that, as the area south of Causeway is predominantly social housing in character, traffic generation is low. Observation at various times of the day indicates that this assumption is not true and therefore any opportunity to alleviate the situation should be promoted.

Furthermore the alignment of Higham Way extension into the proposed development, as shown on the submitted drawings, is very much of 'switchback' in nature and is barely suitable for an estate access road. It would certainly not be suitable if a further extension southwards, as envisaged, is ultimately achieved.

If Committee is minded to support the southward extension of Higham Way, we would suggest a reappraisal of the layout in order to make it suitable for both those living nearby and those who might be using it as a through route to (say) the railway car park.

Regards

Peter Monk

Vice Chair.