**From:** Public Access DC Comments
**Sent:** 08 June 2018 13:13
**To:** Public Access DC Comments
**Subject:** Comments for Planning Application 18/00792/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:12 PM on 08 Jun 2018 from Mr Peter Monk.

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| **Application Summary** |
| **Address:** | Land At Tappers Farm Oxford Road Bodicote Banbury OX15 4BN  |
| **Proposal:** | Outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52no dwellings, with associated works and provision of open space  |
| **Case Officer:** | Clare O'Hanlon  |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=P87P73EMMRQ00) |

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| **Customer Details** |
| **Name:** | Mr Peter Monk |
| **Email:** |  |
| **Address:** | 55 Waller Drive, Banbury, Oxfordshire OX16 9NS |

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| **Comments Details** |
| **Commenter Type:** | General Public |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | Bodicote - Tapper's Farm ; Oxford Road.Application Ref 18 / 00792 /OUTBanbury Civic Society wishes to object to this application on the following grounds :-a) This land is shown as 'white' land on the Cherwell Local Plan 2015 -31 and, whilst that does not necessarily preclude development proposals for the land, this status was provided in the Local Plan for the very good reason that this is the one remaining piece of open-space land preventing the coalescence of Bodicote with Banbury. If the owners do not wish to continue with the current use of the land, an outcome that would ensure non-coalescence would be for the land to be purchased for use as public open spece vested in Bodicote Parish Council. This would ensure this public open space is retained for the benefit of the local population and adjoining school.The argument that development of this land is a useful 'windfall' addition towards the housing target for the Cherwell DC does not bear examination as there are a number of large housing proposals that already have planning permission on the perimeter of Banbury that have yet to start construction - indeed some must be close to the limit when planning permission may become void. Also, it is apparent that skilled labour in the numbers required is proving hard to recruit, and there is little likelihood of any development on this site experiencing different labour availability. Should the Committee find itself in a situation where refusal on the grounds of 'coalescence is not possible then the proposal should be refused because : -1) the road access to the site shown on the plan is very close to two road junctions that will become very much busier when the development between White Post Road and the A 361 is completed.2) the length and alignments of the access cup-de-sacs are problematic for large vehicles such as refuse freighters, removal and delivery lorries. These will inevitably reverse into the estate because -3) The turning heads are inadequate in size and layout.  |

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