

Neighbour Consultee List

Planning Application Reference:	18/00792/OUT
Location Of Development:	Land At Tappers Farm Oxford Road Bodicote Banbury OX15 4BN
Proposed Development Details:	Outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 46 no dwellings, with associated works and provision of open space

Neighbour(s) Consulted

1. 3 Park End Close Bodicote Banbury OX15 4QL
2. 2 Park End Close Bodicote Banbury OX15 4QL
3. 1 Park End Close Bodicote Banbury OX15 4QL
4. Jay Bee Motors Oxford Road Bodicote Banbury OX15 4AB
5. Esso Banbury Service Station Oxford Road Bodicote Banbury OX15 4AB
6. 30 Park End Bodicote OX15 4DF
7. 36 Park End Bodicote OX15 4DF
8. 35 Park End Bodicote OX15 4DF
9. 34 Park End Bodicote OX15 4DF
10. 33 Park End Bodicote OX15 4DF
11. 32 Park End Bodicote OX15 4DF
12. 31 Park End Bodicote OX15 4DF
13. 5 Oxford Road Bodicote Banbury OX15 4AB
14. 17 Oxford Road Bodicote Banbury OX15 4AB
15. 15 Oxford Road Bodicote Banbury OX15 4AB
16. Lilac Grove 13 Oxford Road Bodicote Banbury OX15 4AB
17. 11 Oxford Road Bodicote Banbury OX15 4AB

18. 9 Oxford Road Bodicote Banbury OX15 4AB
19. The Lilacs 7 Oxford Road Bodicote Banbury OX15 4AB
20. 3 Oxford Road Bodicote Banbury OX15 4AB
21. 1 Oxford Road Bodicote Banbury OX15 4AQ
22. Bishop Loveday Church Of England Primary School White Post Road Bodicote Banbury OX15 4BN
23. 55 Waller Drive Banbury Oxfordshire OX16 9NS
24. Saltway House White Post Road Bodicote Banbury OX15 4BN
25. CPRE Oxfordshire First Floor 20 High Street Watlington Oxfordshire OX49 5PY
26. 36 The Rydes Bodicote Banbury OX15 4EJ
27. 38 Lapsley Drive Banbury OX16 1EW
28. 45 Kingfisher Drive Banbury OX16 9YE
29. Jubilee House 5510 John Smith Drive Oxford Business Park South Oxford OX4 3DJ

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.

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](#)

Customer Details

Name: Mr Peter Monk

Email:

Address: 55 Waller Drive, Banbury, Oxfordshire OX16 9NS

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 /OUT

Banbury 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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From: Public Access DC Comments
Sent: 28 September 2018 23:31
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 11:30 PM on 28 Sep 2018 from Mr Peter Monk.

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 52 no dwellings, with associated works and provision of open space

Case Officer: Clare O'Hanlon
[Click for further information](#)

Customer Details

Name: Mr Peter Monk

Email:

Address: 55 Waller Drive, Banbury, Oxfordshire OX16 9NS

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Banbury Civic Society has viewed the revised plan and can discern little improvement so far as need and access are concerned - indeed access for large vehicles (refuse freighters, furniture vans and heavy deliveries) is, if anything, marginally worse in comparison with the first layout.
We see no reason to modify the terms of the Society's objection lodged earlier this year.

From: Public Access DC Comments
Sent: 09 July 2018 17:12
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 5:12 PM on 09 Jul 2018 from Mr Fergus Campbell.

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 52 no dwellings, with associated works and provision of open space

Case Officer: Clare O'Hanlon
[Click for further information](#)

Customer Details

Name: Mr Fergus Campbell

Email:

Address: Jubilee House 5510 John Smith Drive, Oxford Business Park South, Oxford OX4 3DJ

Comments Details

Commenter Type: Professional Bodies

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

NHS Oxfordshire Clinical Commissioning Group (OCCG) would like to register an objection to planning application 18/00792/OUT - Outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52 no dwellings, with associated works and provision of open space
Location: Land At Tappers Farm Oxford Road Bodicote Banbury OX15 4BN

OCCG notes (as submitted to Cherwell DC in January 2017 for inclusion in the Infrastructure Development Plan) that primary medical care in North Oxfordshire and particularly the Banbury area, is mostly at capacity, and further housing growth will require additional or

expanded infrastructure to be in place. OCCG therefore object to this application pending agreement of appropriate contributions to primary care infrastructure.

We would be seeking a developer contribution of £44,928 to support improvement of local primary care infrastructure if this development were to go ahead.

This calculation is based on OCCG's adopted policy to use a calculation of 2.4 x number of dwellings x £360 for contributions to health infrastructure.

The size of this development does not justify a new separate health centre or equivalent, so we would anticipate funds being used for enhancing existing primary care medical infrastructure to meet the needs of a growing population.

We would wish to engage in detailed discussion about the developer contributions for this development.

Best wishes,

Fergus

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From: Andrew McCallum
Sent: 18 July 2018 12:41
To: Planning
Subject: Comment on Planning Application number 18/00792/OUT

Please find attached a comment on the above planning application.

Regards,

Andrew McCallum
Secretary
Cherwell District
CPRE Oxfordshire
www.cpreoxon.org.uk

This email is confidential and may also be legally privileged. If you have received this email in error, please notify the sender immediately by reply and delete it from your system.

Views expressed in this email are those of the sender and may not necessarily reflect the views of the Oxfordshire Branch of the Campaign to Protect Rural England (CPRE Oxfordshire) and are not legal advice upon which you can rely against CPRE Oxfordshire. CPRE Oxfordshire is registered as a charity (No. 1093081) and company (No. 4443278) in England.

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Cherwell District CPRE Oxfordshire
38 Lapsley Drive
Banbury

OX16 1EW

01295 272606

andrewmccallum@waitrose.com
www.cpreoxon.org.uk

For the attention of Miss C O'Hanlon, Public Protection and Development Management, Cherwell District Council, Bodicote House, OX15 4AA

Dear Miss O'Hanlon,

Land at Tappers Farm, Oxford Road, Bodicote.

Application number 18/00792/OUT

On behalf of Cherwell District CPRE, I wish to object to the above application as follows.

1. The site lies in a sensitive location between the built up limits of both Banbury and Bodicote. Its open nature contributes much to the character and appearance of both these settlements. It currently provides an important recreational use, ranging from car boot sales to hosting an annual fair and circus.
2. The proposed residential use would give rise to potential problems of traffic congestion relating to White Post Road and the adjacent Bishop Loveday School.
3. We would also feel that the certain loss of visual amenity occasioned by the proposed removal of trees and hedgerow would not be outweighed by the uncertain nature of any possible mitigation planting.
4. The proposed development would not occupy any approved or allocated site within the Cherwell Local Plan; and taking into account the number of dwellings already permitted in Bodicote, together with the ability to demonstrate a five year housing land supply, we would consider that the proposed development is neither desirable nor necessary in these respects.
5. The proposed development would be contrary to village policies within the Cherwell Local Plan, including those relating to the coalescence of settlements. We would consider the latter to be a real threat in these current circumstances, and we note that the relevant policies have been well established to resist such pressures. Consequently, such a potential erosion of the identity of Bodicote village should be prevented.

We would therefore express our concerns accordingly.

Yours sincerely,

Andrew McCallum
Secretary, Cherwell District CPRE

From: Andrew McCallum

Sent: 29 September 2018 16:08

To: Planning

Subject: Re: Comment on Planning Application number 18/00792/OUT

Dear Madam/Sir,

Further to your letter of 26th September 2019 regarding amended/additional plans/information relating to this application, I am writing to confirm that our observations contained in our letter of 18th July remain unaltered as they stand.

Regards,

Andrew McCallum

Secretary

Cherwell District

CPRE Oxfordshire

www.cpreoxon.org.uk

Dear Mr Feehily,

Please accept this email as formal notification of our objection to Planning application reference #18/00792/OUT following your letter dated 14 May 2018 for the below reasons;

Restriction of light and views and loss of privacy from our property

The sun travels over our house and sets to the left of our property over the empty field. If houses were built in this area this would restrict the amount of afternoon light we receive into the back of our house and garden. The back of our house faces the field giving beautiful views of the open space and trees, which would be lost if built on. We would face potential further intrusion and a complete loss of privacy from new properties overlooking our garden, especially given the large amount of dwellings applied for on the relatively small area of land.

Loss of green space

Bodicote is a village and this is one of the reasons we moved to our property last year. Losing such an amount of green space which is used for village activities as well as the community hub of the farm shop will result in the loss of this village identity. I would note consideration for the conservation of several large trees occupying the field all of which appear to be in good health and are of benefit to this space as well as providing habitation for local wildlife.

Longford Park and CALA Homes

There is already a large amount of development being built less than 1 mile from this proposed application, as well as development of CALA homes opposite the Rugby club and several others across the Banbury Area. Whilst the need for homes is well publicised across the media, Banbury is currently being well catered for and I fear that further development will outstrip demand. Having only bought our house last year as first time buyers we are well aware of the need for more affordable housing but this issue will affect everyone in the area especially considering the amount of dwellings applied for.

Traffic and Infrastructure

During commuting hours the roads in Bodicote and the main road between Banbury and Oxford are already very busy. With the planned work at Longford Park as well as other developments, this will increase greatly as well as the disruption of creating the access to the development. Additional housing in the same area will only compound this problem and stretch a road system already operating at high capacity.

The schools in the Bodicote village area are already at high capacity and at least 1 doctors surgery in the Town is already closed to new patients. This application if successful, will further increase demand on these amenities that may struggle to be accommodated.

I therefore submit to you these objections and it is my sincerest hope that the planning decision is not granted based on the application submitted.

With Regards

Occupants and Owners 34 Park End

From:

Sent: 16 May 2018 13:45

To: Planning

Subject: 18/00792/OUT for the attention of Mr P Feehily

Thank you for the notice of planning and I would like it noted that I strongly object to more houses being built around us. Not only would it decrease the value of our property but it would also destroy a vital land mark for our community. For ever it seems we have had a farm shop in the village which also hosts many events throughout the year including the car boot sale every other week. The congestion in traffic during rush hour would be horrendous as we have all been struggling to come to terms with all the developments which has completely surrounded us as it is. To build here would be the final straw for Bodicote village as I am sure many will agree. I would like the farm shop to stay as it is.

Eileen Meadows. 30 Park End Bodicote OX154DF.

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From: Public Access DC Comments
Sent: 05 June 2018 16:49
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 4:48 PM on 05 Jun 2018 from Mr Tim O'Connor.

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: Stuart Howden

[Click for further information](#)

Customer Details

Name: Mr Tim O'Connor

Email:

Address: Saltway House, White Post Road, Bodicote, Banbury
OX15 4BN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have three principal concerns about this development.

First, and possibly most concerning, is traffic.

Access to and from this development is from an already very busy short stretch of road between a main road junction and a roundabout. This junction serves three significant residential areas (Cherwell Heights, Timms Estate and Bodicote) as well as Cherwell District Council offices, Bishop Loveday School and Saltway Day Nursery. This stretch of road is also used as parking by the car dealership on the main road.

To judge how busy this junction gets in must be observed at key times (08.00 to 09.00, 15.00 to 15.30 and 16.30 - 18.00 for example)

This junction is already committed to accommodating increased traffic when another housing development (Application Ref: 15/00061/PREAPP) connects into a restructured White Post Road.

Banbury's traffic system is already suffering from the significant increase in housing and consequent traffic. The Oxford Road is frequently at a standstill and the Bodicote Flyover junction is the start of at least two alternative 'rat runs' To add yet more traffic entering the system right at that junction does not seem wise.

Increased traffic in this area may also impact on the safety of school children in this area.

My second point is related to the general services infrastructure in the area. In particular medical care.

The earliest appointment our local doctors' surgery (Hightown) is currently able to offer is in six weeks. Since the Longford Park and Spitfire developments began the number of doctors' surgeries in Banbury has gone down, not up in line with increased demand. Hightown Surgery will be moving to Longford Park, but that movement does not represent an increase in capacity.

Unless issues of provision are addressed continued development again seems unwise.

Finally, potentially an area where compromise may be possible, the density of the proposed development seems very high. Fifty two dwellings, with garages in most cases, seems a very large number to squeeze onto that plot while also providing appropriate green space and play areas. A significantly more moderate proposal may moderate my concerns with regard to traffic. However, unless the proposal includes a new doctors' surgery, my other concerns would remain.

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From: Public Access DC Comments
Sent: 05 June 2018 17:03
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 5:03 PM on 05 Jun 2018 from Mr Tim O'Connor.

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: Stuart Howden

[Click for further information](#)

Customer Details

Name: Mr Tim O'Connor

Email:

Address: Saltway House, White Post Road, Bodicote, Banbury
OX15 4BN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: An amendment to my previous comment. My comment connected to another development included an outdated reference number.

The correct number appears to be: 15/01326/OUT

From: Public Access DC Comments
Sent: 11 May 2018 11:21
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 11:21 AM on 11 May 2018 from Mrs Hannah Scrimgeour.

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 52 no. dwellings, with associated works and provision of open space

Case Officer: No case officer assigned
[Click for further information](#)

Customer Details

Name: Mrs Hannah Scrimgeour
Email:
Address: 36 The Rydes, Bodicote, Banbury OX15 4EJ

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to yet more high density housing being dumped on the remaining green space surrounding Bodicote.

Currently White Post Road next to this development can not cope with the volume of traffic during rush hour periods. Another development with 280 houses and associated spine road has already been approved- all funnelling out directly adjacent to Bishop Loveday School Early Years entrance. 52 new houses will only add to the traffic and parking chaos in this area. Currently the entrance to this proposed development is a parking free for all in the mornings.

From: Public Access DC Comments
Sent: 31 May 2018 21:30
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 9:29 PM on 31 May 2018 from Miss Amanda Toms.

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: Stuart Howden

[Click for further information](#)

Customer Details

Name: Miss Amanda Toms

Email:

Address: 31 Park End, Bodicote OX15 4DF

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We object to the proposed building of houses on the defining barrier between Banbury & Bodicote. To build on this land would remove the status of Bodicote as a village and Bodicote will become another suburb of Banbury.

Plus, we are highly concerned to the increase to traffic to the vicinity. The additional traffic will add to the already very busy Oxford Road. The residential streets in the area (Timms Estate, Wykham Road and Bankside) will become rat runs to avoid traffic.

As there is so much development in the area (Longford Park and the approved planning to White Post Road) the infrastructure would be at full stretch as peak times in the day, not to mention additional strain on the public services such as school places.

There is also significant wildlife population in the area that will be disrupted or disappear completely. This includes badgers that visit the garden, bats, and red kites that roost in the trees in the field.

We overlook the area and we are concerned with privacy and the potential blocking of light to our property. Also the access to the rear of the property would become very difficult.

There will be also be the problem of additional noise to take account of as we would have houses that are occupied constantly whereas presently there is activity at the farm shop in office hours and occasional weekends.

The potential design seems very overcrowded especially towards the area that backs onto the houses of Park End/Park End Close whereas there are open green areas to the front of the plan where no adjacent houses are. The plan should be much more considerate towards the current residents that live next to the plot of land.

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From: Public Access DC Comments
Sent: 08 October 2018 20:54
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 8:54 PM on 08 Oct 2018 from Miss Amanda Toms.

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 46 no dwellings, with associated works and provision of open space

Case Officer: Clare O'Hanlon
[Click for further information](#)

Customer Details

Name: Miss Amanda Toms
Email:
Address: 31 Park End, Bodicote OX15 4DF

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

Comments: After viewing the updated plan, I am disappointed to see that there has not been a suitable revision to the plan to take into account the existing neighbours to the plot (residents of Park End & Park End close).

In fact plot 28 has moved closer to the boundary of our garden. The home would look directly into our property and plot 24 is positioned as such that we would also face a house as the end of the garden, and subsequently we would be completely overlooked.

The revision still seems poorly planned as the area in front of plots 43-45, away from all current residents will remain undeveloped, whereas from plots 23 to 34 the houses are crowded next to the boundary.

As previous commented the new plan does not change

my view that

- The defining barrier between Banbury & Bodicote will be removed.

- There will still be significant problems with access and increased traffic in the area and the reduction of houses from 52 to 46 will have little difference.

- Wildlife population in the area will be disrupted and/or disappear completely. This doesn't appear to have been fully explored. I fear that wildlife we are lucky enough to see such as badgers and bats will vanish.

- There will still be the problem of additional noise from the houses to take account of. The studies of noise take into account roads & the school, but what about the out of hour's noise from having a residential development close to existing homes?

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From: Public Access DC Comments
Sent: 17 May 2018 19:45
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 7:45 PM on 17 May 2018 from Miss Cheryl Tree.

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: Stuart Howden
[Click for further information](#)

Customer Details

Name: Miss Cheryl Tree
Email:
Address: 45 Kingfisher Drive, Banbury OX16 9YE

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The current expansion of housing across Banbury and especially this area of Banbury with the already developed Langford park is having a detrimental effect on traffic flow across the town. Any further housing would similarly overload the current road network and further put people off visiting our town centre. Also additional pressure will be put on our nhs services across the town. Will such vital services be also developed and expanded?
Planners should consider the benefits of our town and invest in the current infrastructure before advancing this plan which will cause disruption, on going traffic issues and deter people further from wanting the visit and live due to a gridlock of traffic and a loss of sense of community.

Cheryl tree