

**COMMENTS FROM BODICOTE PARISH COUNCIL  
REGARDING PLANNING APPLICATION 18/00792/OUT**

**18/00792/OUT - Outline application (all matters reserved except for access) for the  
demolition of existing buildings and erection of up to 52 number dwellings,  
with associated works and provision of open space.  
Land At Tappers Farm, Oxford Road, Bodicote, Banbury, OX15 4BN**

Bodicote Parish Council **OBJECTS** to this planning application for the following reasons -

- *'Land at Tappers Farm, Oxford Road, Bodicote'* is not identified as a site for development in **The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)**.
- **The Strategic Housing Land Availability Assessment (SHLAA) Update 2014 Part 3 (Aug 2014) Appendix E - Rejected Sites page 40**, refers to site 'BO024 Tappers Field, White Post Road, Bodicote'.  
**'Reasons for Rejection'** are - *'Given the potential landscape, visual and coalescence impacts, it is not considered that this land is suitable for development'*.

Four years on these **'Reasons for Rejections'** are still relevant to this site.

*In the **The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)** it states the following -*

*1.66 The detail of the Cherwell Local Plan is set out in the following sections.  
In summary, it:*

- *avoids the coalescence of towns and villages*

*B.89 We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements.*

*In the **'Bodicote, Conservation Area Appraisal, Planning, Housing & Economy April 2008'** it is stated:*

*13. Management Plan  
13.1 Policy context*

*There is no one main threat to the character and appearance of Bodicote Conservation Area but a number of issues that are leading to the erosion rural character and open space. There is the obvious impact of the proximity of Banbury which is undoubtedly having an urbanising effect on the village.*

*Management and protection of important green spaces*

*The Council Will:*

*2. Promote the retention of significant open spaces and field systems in and around the village. The open fields around Bodicote are key to the character of the area because they create a rural and historic feel to the settlement. The development planned to the north east of the village makes it even more important to retain the rural setting of the village to the west and south. **It is key that Bodicote retains its identity as a village and does not merge completely with Banbury to the north.***

Coalescence is an ongoing issue with Banbury continuing to encroach further into Bodicote Parish. Whilst our Parish land continues to be reapportioned for Banbury's housing requirements.

Bodicote has no desire to become the next Grimsbury or Neithrop, villages in their own right once upon a time, and now boroughs within Banbury Town.

Thus, retaining this site as an open, green buffer between Bodicote and Banbury Town is imperative in preserving the identity of the village and preventing urbanisation.

- *'Land at Tappers Farm, Oxford Road, Bodicote'* is not identified as an allocated site for development in ***The Cherwell District Council Housing and Economic Land Availability Assessment (HELAA), February 2018.***
- ***Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need Options Consultation, November 2016*** looked at ***Bodicote (Option H, Banbury and Surrounding Area)*** under its ***'Areas of Search'***.  
However *'Land at Tappers Farm, Oxford Road'* was not identified as a potential development site to accommodate Cherwells apportionment of 4,400 homes to meet Oxford's housing need.

Whilst the ***'Examination into the soundness of Cherwell District Council - Local Plan Part 1: Partial Review'*** currently lies with the Planning Inspector, it should be noted that through a rigorous consultation process it was determined that ***'Option H, Banbury and Surrounding Area'*** was not a suitable location to meet Oxford's housing shortage.

- ***Policy Villages 1: Village Categorisation of The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)*** identifies Bodicote as a *'Category A village'*.  
Category A villages are *'considered to be suitable for minor development, in addition to infilling and conversions'*.  
Bodicote Parish Council do not consider 52 dwellings to constitute as *'minor development, infilling or conversion'* and deem this application to be contrary to Policy Villages 1.
- ***Policy Villages 2: Distributing Growth across the Rural Area of The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)*** states *'A total of 750 homes will be delivered at Category A villages. This will be in addition to the rural allowance for small site 'windfalls' and planning permissions for 10 or more dwellings as at 31 March 2014'*.

And ***The Cherwell Annual Monitoring Report (01/04/2016 – 31/03/2017), December 2017*** specifies that as of *'31st March 2017, there are 86 dwellings remaining from the Policy Villages 2 requirement'*. With the District able to demonstrate a *'current housing land supply of 5.5 year for the period 2017-2022 and 5.7 year for the period 2018-2023'*.

Cotefield sites 1 and 2 will provide 181 homes for existing Bodicote residents and/or new residents moving to the Bodicote area looking to purchase or rent.

Banbury 4 and Banbury 17, sites which surround Bodicote village, will deliver approximately 2000 homes to the immediate area between them.

Therefore there is no requirement to approve this application on the basis of meeting allotted housing targets.

- As a historic Domesday village, Bodicote has already seen significant housing growth, both on its periphery and within its own parish borders.

Despite Bodicotes classification as a 'Category A' village, land provision within the parish borders is in short supply.

Bodicote parish land has already been obtained for the construction of the Longford Park estate. A further parcel of land, north of Wykham Lane, has been acquired for the now approved development site of up to 280 dwellings and associated spine road (*application 15/01326/OUT*). And the approved developments on the two Cotefield sites further diminish the villages land supply.

Unconstrained housing growth could have a detrimental effect on Bodicotes ability to provide green open space and additional recreational facilities to its residents.

- Bishop Loveday School relocated to its current location on White Post Road in 1967. Since then its catchment area has continued to grow taking children from Bodicote, Banbury and the surrounding villages.

On the 1st June 2017 the school became a member of The Warriner Multi-Academy Trust. Meaning any child who is offered a place at Bishop Loveday School is automatically guaranteed a place at The Warriner School; a significantly oversubscribed school expanding to accommodate pupil application demand.

Bishop Loveday School is one of only four primary schools in Oxfordshire to have joined The Warriner Multi-Academy Trust (as of May 2018), one of only two primary schools in the Multi-Academy Trust within a 3 mile radius of Banbury, and the only school of those two which has a sizeable admission number for Early Years pupils (60 places).

It is therefore conceivable to presume that demand for pupil places will increase, which in turn could require expansion and/or the relocation of the existing school buildings, car park and playground.

If the school does outgrow its current site, there is no land within Bodicote village for the school to relocate to. Thus the most logical place for any potential school growth would be the Tappers Farm site.

- Traffic issues in and around the Flyover, White Post Road and the on-slip off -slip road for the Oxford Road are an ongoing concern.

White Post Road is already subject to a considerable amount of traffic.

Staff from Bishop Loveday School park directly on the roads surrounding the school as their own car park is insufficient to deal with staff/visitor numbers.

Parents dropping off and picking up their children from Bishop Loveday School, Kingsfield Nursery and Saltway Day Nursery cause congestion at peak times of the day along Sycamore Drive, White Post Road and the High Street. Resulting in traffic being pushed further into the Conservation Area and increased parking along the High Street, Broad Gap and directly opposite the Wykham Lane junction.

As recognised in the '**Bodicote, Conservation Area Appraisal, Planning, Housing & Economy April 2008**'

## 7. Northern Village Character Area

### 7.10 Threats

- *School activities can have a major impact on this area with school rush hour often resulting in the High Street being congested and a large volume of traffic cutting through Wykham Lane and Broad Gap often at speed.*

Cherwell District Council, despite having its own car park, also has insufficient capacity for its staff/visitors resulting in further parking pressure on White Post Road, the High Street and Broad Gap.

And the on-slip and off-slip road to the Oxford Road is used for parking by Bishop Loveday School staff/parents and employees of both Jaybee Motors and the Esso Garage.

- The B3 bus, which runs twice an hour, struggles to navigate White Post Road due to the volume of traffic on both sides of the road. This often requires the bus to mount pavements as it weaves in between vehicles to get through, and to allow other vehicles to pass. Whilst also leaving the bus unable to pick up/drop off safely at the bus stop located outside Cherwell District Council offices, due to a lack of parking space.
- The spine road which will come forward as part of planning applications *14/01932/OUT* and *15/01326/OUT* will inevitably push further volumes of traffic towards White Post Road and the Flyover, as drivers attempt to avoid existing traffic congestion on both the Bloxham and Oxford Roads.

We have previously raised the following concerns regarding White Post Road -

#### **September 2014 -**

*White Post Road is already almost gridlocked at peak times due to the amount of traffic and the fact that there are only 2 lanes, bringing traffic to the school and to the Cherwell District Council offices. Bringing any more traffic onto this road would be a disaster.*

*The Bodicote flyover is a major route into and out of Banbury, as well as for people travelling to the railway station, the M40, etc. It is used by the village residents, as well as people coming from Bloxham and Bankside. However, White Post Road, the flyover and Bankside all have only 2 lanes, with the potential for a bottleneck in addition to the problems already experienced.*

#### **August 2015 -**

*The issue of a bottleneck at the Flyover Bridge must be addressed.*

#### **March 2016 -**

*We are concerned at the volume of traffic coming on to the roundabout from the new spine road/White Post Road and then travelling along the slip road to the Oxford Road. There must be some road widening on the approach to the roundabout and the slip road. There will also be problems for traffic wishing to use the Flyover road.*

#### **October 2017 -**

*The A361 (Bloxham Road) to A4260 (Oxford Road) spine road form part of a much broader infrastructure plan, **BAN1**, identified in both the **Oxfordshire County Council Local Transport Plan Part 4 (LTP4): Connecting Oxfordshire:Local Transport Plan Plan 2015-2031, Volume 2 part ii:** and the **Cherwell District Council Banbury & Vision Masterplan: Consultation Draft - March 2016**. The two following policies contained within **BAN1**, **'Promotion of Bankside'** and **'Provision of a link road East of M40 Junction 11 (Overthorpe Road to A422)'** are both seeking to redirect traffic away from Banbury town centre in favour of using the proposed spine road.*

and would like these to be considered as part of our objection alongside the following points -

- The construction of Longford Park is ongoing, with application 17/01408/OUT for an additional 600-700 dwellings still under consultation. Whilst the proposed relocation of Banbury Football Club and secondary school on the Oxford Road have no current timescale.
- Banbury 17 and the A361 (Bloxham Road) to A4260 (Oxford Road) spine road has yet to be built, with no current details on how this will be built out. The impact of traffic generated by these future developments on the wider highways network is yet to be determined.
- High volumes of school, residential and construction traffic operating in the same area would lead to the compromised safety of both car drivers, cyclists and pedestrians.
- Additional volumes of traffic would undoubtedly have an effect on the air quality surrounding Bishop Loveday School and Saltway Day Nursery.

**The Cherwell District Council North Oxfordshire, 2017 Air Quality Annual Status Report (ASR) In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management, November 2017** states -

*It is noted that there is significant development planned for the District. It's recommended that measures in the air quality action plan relating to development control are considered a priority and implemented as soon as possible to ensure potential further adverse impacts are adequately monitored, measured and mitigated at an early stage. This should also include the highways authorities' consideration of air quality during the development control process relating to highways developments.*

With new AQMA's still being identified in Oxfordshire, we would like to see a full assessment of the potential impact any additional development could have on air pollution on White Post Road.

28th May 2018

