

From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: 23 August 2019 18:57

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: New comments for application 19/01037/REM

New comments have been received for application 19/01037/REM at site address: OS Parcels 6741
And 5426 West Of Cricket Field Nor Wykham Lane Bodicote

from Bodicote Parish Council zzazz@bodicoteparishcouncil.co.uk

Address:

Woodbine Cottage,Paddock Farm Lane,Bodicote,Banbury,OX15 4BT

Comment type:

Comment

Comments:

"See attached"

The following files have been uploaded:

BPC - Response to Planning Applications 19_01037_REM and 19_00895_REM.pdf

Case Officer:

Linda Griffiths

Application Numbers: 19/01037/REM and 19/00895/REM

Reserved matters to 15/01326/OUT - Layout, scale, appearance and landscaping for the residential development of up to 280 dwellings and 34 space car park.

OS Parcels 6741 and 5426, West of Cricket Field Nor Wykham Lane, Bodicote

Bodicote Parish Council wishes to maintain its original stance in objecting to planning application 15/01326/OUT and would like to make the following comments regarding planning applications 19/01307/REM and 19/00895/REM:

- **Allotments:**

We assume future residents will access the allotments via the existing track, which correlates with recent planning application 19/01212/F, with all future maintenance in the hands of the Adderbury Feoffee Trust as per the Unilateral Undertaking.

- **Bins:**

Bins are included on both layout proposals for the Central and Western Play Areas, totalling in three for the entire development. Are there plans to include additional bins near bus stops, bridleways, pitches or green open spaces?

When will bins be provided for resident use and who will be responsible for maintaining them? We are aware of existing issues regarding litter and dog faeces on the Longford Park development, due to a lack of bin provision, and would not want that replicated.

- **Car Park:**

The new car park layout is a vast improvement, which we hope will address our previous concerns regarding access and egress and potential traffic issues at peak times along the spine road/Banbury Cricket Club road.

We are mindful that the car park could be primarily used by the staff of Bishop Loveday School and/or Cherwell District Council resulting in traffic, and parking, being pushed further into the village. And have previously raised questions in regards to whom will be the primary users of the car park and who will be responsible for maintaining/managing it.

To date we have been informed that neither Bishop Loveday School or Cherwell District Council wish to take it on, and the Unilateral Undertaking states that a Management Company will be set up to oversee the car park.

This planning application contains no information in respect to who will own and maintain the car park, or when construction of the car park will commence. We would like clarification on both of these issues.

- **LAP/LEAP:**

We are concerned about the location of the Western Play Area, it is located far too close to the spine road.

How will residents access the LAPS and LEAPS?

Detailed plans, specific to the spine road, are yet to come forward and there are no road crossings included on the planning layout. We would like to know what crossing types are proposed and the suggested locations of said crossings.

The Western and Central Play Areas are slightly repetitive in regards to proposed play equipment. Is it necessary to have two of the same playhouses across both LAP's whilst only providing one swing?

The Central Play Area has four benches situated across the Central LAP and LEAP, would it be possible to reduce these and incorporate a picnic style table with seating.

Will the LAPS and LEAPS be inclusive and accessible to all residents?

Eg: space between equipment and surfacing suitable for wheelchairs, differentiation in surface texture on the ground and/or play equipment for the visually impaired.

We assume any driving non-residents wishing to access the Central Play Area will be directed to park in the 34 space car park and walk. However with it centrally located between a street with 6 visitor car parking spaces and the allotment site on Wykham Lane, we are concerned that visitors could be inclined to park outside residents homes in nearby streets, park cars along Wykham Lane or leave vehicles along the allotment track/bridleway path.

Will there be parking provision on the Gallagher side of the Banbury 17 site, close to these play facilities, to accommodate visitors?

- **MUGA:**

Bodicote Parish Council are pleased to see the MUGA has been retained and located as specified previously.

Nonetheless we are extremely disappointed with the proposed 'Wood Look' style David Wilson Homes has chosen and do not feel it is in keeping with the area.

We would welcome further discussions to resolve this matter and find a more suitable design.

We have been led to believe the MUGA was for the benefit of Bodicote residents, as it resides firmly in the village, and as such would be handed over to Bodicote Parish Council to manage and maintain.

Is this still the case or is the involvement of a Management Company proposed?

- **Parking:**

It appears there is sufficient allocated and visitor parking for future residents.

However we are very mindful of the existing parking issues on the Longford Park development, where residents and visitors park inconsiderately and dangerously.

We note that the 34 space car park is included in the overall parking provision total of 721 spaces, and hope that residents don't view those spaces as permanent residential car parking provision, should they have more cars than allocated spaces via individual parking plots and privately owned/rented garages.

- **Sports Pitches:**

The reconfiguration of the Adult and Junior pitches is an improvement on previous plans.

We note the Unilateral Undertaking states that the development should include: ***'the provision of on-site sports facilities comprising an adult football pitch, a junior football pitch and a small sports pavilion/changing room'***

whilst the *'Planning Support Statement'* prepared by Harris Lamb states:

'It was stated that changing rooms were required for the football pitches – with a new pavilion proposed on the adjoining site we are not it is necessary to provide a permanent structure on this site. Furthermore, these pitches are proposed to offset the needs generated by the proposed development in line with Policy BSC11. The pitches are within a short distance of the proposed dwellings and we would, therefore, expect people to walk to the facility and change / shower at home. The Applicant is open to discussing this further as this application progresses'

Questions regarding the provision of facilities for these pitches have been repeatedly raised but are yet to be fully answered.

The Harris Lamb *'Planning Support Statement'* implies that only Banbury 17 residents would use these pitches. Yet Councillor Kieron Mallon has already insinuated sports pitches on the Banbury 17 development could be allotted to Easington Sports Football Club.

With a shortage of FA approved football pitches across Banburyshire it is highly probable these pitches will draw users in from near and far to train and play matches.

'The pitches are within a short distance of the proposed dwellings and we would, therefore, expect people to walk to the facility and change / shower at home'

Team players *'walking'* to/from practice and fans to/from matches will be impractical for anyone who doesn't live in close proximity of the development site. In reality the car will remain the first choice of transport for the majority of those accessing these pitches.

Where will the allocated parking and changing facilities for these pitches be situated? We are aware of proposals for a sports pavilion/changing amenities on the Gallagher side of the Banbury 17 site, we assume this would also include parking facilities.

Would pitch users be directed to use those facilities and/or the 34 space car park? We do not want visitors parking on nearby streets, Wykham Lane and/or the allotment track/bridleway path.

Who will maintain/manage the pitches?

Will they, along with all the other open green spaces on site, be handed over to Bodicote Parish Council or a Management Company?

If a small sports pavilion/changing room is required on the David Wilson Homes development site we would like to be informed at the earliest opportunity.