

Application Number: 19/01047/OUT

Outline planning application for a residential development of up to 850 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access.

Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside, Banbury

Bodicote Parish Council acknowledges that this planning application comes under **Policy Banbury 4: Bankside Phase 2 and Policy 12: Land for the Relocation of Banbury United FC in The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)**, and accepts that much of what is outlined has, in many respects, already been approved.

We would however like the following comments to be considered:

- This planning application states that the development site, including land designated for the relocation of Banbury United Football Club and potential secondary school, is within the Banbury Calthorpe and Easington ward.

Following Bodicote Parish Councils '**Application for Designation of a Neighbourhood Plan Area, November 2015**', plan boundaries were revised to accord with administrative area changes implemented by Banbury Town Council.

Longford Park was due to be taken out of Bodicote Parish and reassigned to Banbury Town Council from April 2016, and in January 2016 it was considered that Bodicotes Neighbourhood Plan area should accord with these revised electoral boundary changes.

As a result of this electoral ward change, land earmarked for housing behind College Farm House, Banbury United Football Club and a potential secondary school all sit within Bodicote Parish and the electoral ward of Adderbury, Bloxham and Bodicote.

- This is the third planning application to come forward for this site in the last three years:

June 2016 - 16/00051/SCOP

Scoping Opinion for Residential development of up to 750 new homes, including provision for vehicular access from Oxford Road, open space and associated infrastructure (Bankside Phase II) Land North Of Health Club East Of Phase 2 Longford Park, Oxford Road, Bodicote

June 2017 - 17/01408/OUT

Outline planning application for a residential development of up to 700 dwellings; multi-purpose community building incorporating a sports pavilion and changing rooms; green infrastructure including formal (playing fields, allotment) and informal open space, landscaping and associated infrastructure including a balancing pond on land off the A4260, Oxford Road, Banbury with alterations to existing access off the A4260, Oxford Road. All matters of detail reserved save access from Oxford Road Land North Of Health Club East Of Phase 2 Longford Park, Oxford Road, Bodicote

Policy Banbury 4: Bankside Phase 2 of The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016) states:

Policy Banbury 4: Bankside Phase 2 Development Area: 27 hectares

Development Description: 600 homes with associated services, facilities and other infrastructure.

The **Cherwell District Council Annual Monitoring Report 2018, (01/04/2017-31/03/2018), December 2018** specifies that of '31st March 2018' the District is able to demonstrate a 'current housing land supply of 5.0 year for the period 2018-2023 and 5.2 year for the period 2019-2024'.

With a secure five year land supply we see no pressing need to grant permission to this outline application for 850 dwellings, which deviates from the local plan and does not comply with **Policy Banbury 4: Bankside Phase 2**.

- **Policies -**

Strategic Development: Banbury 4 - Bankside Phase 2 (Links to Policy Banbury 12: Land for the Relocation of Banbury United FC) of The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016):

C.142 A south-eastern urban extension to Banbury, providing some 1,090 new homes, has been granted planning permission and will be developed over the coming years. The development will change the existing rural character of the area north-east of Bodicote on the eastern side of Oxford Road but will provide much needed family homes, including affordable housing. It will also bring about new services and facilities, canalside facilities, and an extensive area of public open space. In this changing context, there is capacity for this area to receive some additional development.

C.145 The site will benefit from the provision of new services and facilities, a new employment area and a large valley park to be provided within Phase 1. There is potential to extend Phase 1 bus services, cycleways and footpaths to provide good accessibility to key destinations in the south of the town, particularly secondary schools, a major supermarket, GP surgeries and the hospital.

Bankside Phase 2, Oxford Road, Banbury - Design & Access Statement, May 2019 - Hallam Land Management Ltd

17 Building for Life - Integrating into the Neighbourhood

2) Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Response: The development will be in easy reach of the planned Local Centre within Longford Park. The proposals includes allotments and sports pitches as well as play areas and informal open space. These new facilities will serve the new and existing residents within the surrounding area.

Residents have been moving onto the Longford Park development since 2014 and are still waiting on the provision of services and facilities as agreed via s.106 agreements.

The community hall, country park, football pitch and a sports pavilion are not yet open and the doctors surgery, employment area, canalside pub and marina, MUGA, a nursery and shop are yet to materialise.

Services and facilities are currently accessed in either Banbury Town centre or in neighbouring villages -

Bodicote - Bishop Loveday School, Cotefield 1 play area, Church House, Spar, Post Office, Kingsfield, Kingsfield Nursery, T & P Motors, Saltway Day Nursery, The Horse & Jockey and The Plough pubs, Village Hall

Deddington - Deddington Health Centre

We would like to see all concerned parties working together to ensure existing, and future residents, have access to s.106 agreed services and facilities before any development on Phase 2 commences.

- ***Strategic Development: Banbury 12 - Land for the Relocation of Banbury United FC of The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016):***

C.189 Land to the south of Banbury Rugby Club at Oxford Road, Bodicote is available. The site is in a suitable location on a main transport corridor. The Local Plan identifies a site larger than required for the football club and the remaining land is considered suitable for a new secondary school to serve the town. There is also the potential for some sharing of facilities with the adjacent rugby club. Sport England will be consulted on the proposals.

In developing proposals, consideration will need to be given to the detailed traffic and amenity impacts arising from the proposed use of the site.

Development proposals for relocation of the football club will need to be accompanied by:

An assessment of the potential effects on the local community

A transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised

A lighting strategy designed to limit upward glare in order to avoid adverse effects on nearby residents and wildlife.

The remaining land not required for the football club is considered suitable for a new secondary school to serve the town.

We find ourselves rather confused by the following response from Banbury United Football Club: *We believe that the proximity of the facility to the A4260 will minimise any issues resulting from additional traffic from users of the facility. We also believe that any peak usage would not coincide with rush hour traffic.*

Especially when Banbury Rugby Union Football Club acknowledge their own contribution to traffic congestion on the A4260:

4. Vehicles & traffic congestion: Moving Banbury United from its current site where car parking associated with football games is not such a significant issue, to an out of town site where car parking, vehicle movements and main road congestion are growing difficulties requires the closest scrutiny. The Rugby Club acknowledges the addition our own traffic contributes to the capacity of the Oxford Road: home games on a Saturday attract 200 vehicles and mini rugby on a Sunday attracts 200 to 1200 vehicles. Are traffic bottlenecks not inevitable when adjacent clubs both have home games on a Saturday? Fixture lists are outside our control.

The current location of Banbury United Football Club has good public transport links, with players and supporters able to access the grounds either by bus, train, on foot or by bicycle.

It is inevitable that the proposed site location will increase the amount of traffic on the A4260, one only has to look on the BUFC website to see that they currently have 24 teams; two each for the men and women and 20 youth teams.

Whilst I'm sure we will be told alternative modes of transport, such as walking and cycling, will be used to ferry team players to and from practice and fans to and from home games, the reality is this will be impractical for many who do not live in close proximity of the proposed site. In reality the use of the personal car will remain the first choice of transport for the majority of those visiting the site.

We assume the potential secondary school will be of a similar size to The Warriner School, which currently has approximately 1300 pupils with permission to expand this to 1600 by 2024, with a catchment area to accommodate the substantial growth that Banburyshire has seen in the last 10 years.

Parents dropping off/picking up, school buses and staff travelling to and from work will all create additional amounts of traffic on the A4260 and undoubtedly cause further issues on surrounding streets as road users seek to avoid sitting in traffic congestion.

We are extremely concerned about the cumulative impact traffic generated from 850 homes, Banbury United Football Club and a new secondary school will have on the existing highway and question whether the proposed southern access road is fit for purpose.

- **Traffic -**

Traffic congestion on the A4260 is an ongoing concern.

Figures collated by the '**Oxfordshire County Council - Annual Average Daily Traffic Map**' demonstrate that increasing amounts of traffic are already using the A4260 in the vicinity of the proposed southern access road:

A4260 - Site Number:CP003

2013 Count **18000**

2014 Count **17700**

2015 Count **18100**

2016 Count **18500**

2017 Count **18600**

New development in the surrounding areas; **Cotefield 1 and 2 (181 homes), 280 homes North of Wykham Lane** and the possible 46 homes at Tappers Farm and infrastructure policies; **A361 (Bloxham Road) to A4260 (Oxford Road) spine road, BAN1 'Promotion of Bankside'** and **'Provision of a link road East of M40 Junction 11 (Overthorpe Road to A422)'** will only increase pressure on the existing network.

A recent motion by Oxfordshire County Councillor Eddie Reeves, April 2019 proposes the creation of a new motorway junction, J10A, to alleviate traffic problems in the south of Banbury, which if were it to come to fruition could also contribute to existing highway issues:

14. Motion by Councillor Eddie Reeves

"This Council welcomes the £150 million improvement works to be delivered by March 2023 as part of the Oxfordshire Housing and Growth Deal, which will accelerate the delivery of 6,500 new homes across the county and have a positive impact in providing much-needed infrastructure to support these new homes and ensure that they and their communities are sustainable places in which to live and work.

This Council welcomes the excellent work of Cherwell District Council in delivering new homes at a record rate and further welcomes the Oxfordshire Growth Board's planned improvement works for Tramway and Hennef Way, which will serve to improve traffic circulation in and around Banbury's bus and train stations, access to and from the M40 to the North of the town centre and support the creation of new homes.

This Council notes the historic problems associated with traffic circulation to the South of Banbury town centre which would be ameliorated by the creation of a J10A to alleviate the flow of traffic from and to the M40 to the South of Banbury town centre and which could assist the creation of further sustainable growth across the broader 'Banburyshire' area, if delivered.

This Council calls on the Cabinet Member for Environment to lobby the Ministry for Housing, Communities and Local Government, Highways England and the Department for Transport with a view to ascertaining what further funding and progress can be made to deliver a J10A and the sustainable growth to which such a project could lead."

This motion was agreed by 46 votes so we can assume will be actively pursued by Oxfordshire County Council.

Obviously this in its very early days with no guaranteed funding, no further information on how or where road infrastructure could be placed to implement this proposal or how a new motorway junction could be accessed if it were to go ahead.