

RESPONSE FROM THE THREE LOCAL COUNTY CLLRS FOR SOUTH BANBURY/BODICOTE

Cllr Kieron Mallon. Bloxham & Easington Division and Calthorpe & Easington Cherwell District.
Cllr Eddie Reeves. Calthorpe Division
Cllr Arash Fatemian. Deddington Division.

In opening we are surprised the developer wishes to access the new site through residential roads as it shows they have a total disrespect for their existing and future customers and treats those who have only recently purchased homes from them with impunity!

To whom it may concern.

We the above-mentioned local Councillors do let it be known that WE OBJECT to this application for the reasons below.

1. We believe that there is insufficient information and evidence in the Traffic Impact Assessment and we therefor do not have confidence in it.
2. We believe there are errors in the SATURN model.
3. We are not confident in the Junction Capacity Assessment.

The auto counting at all points are based on 2016 figures. Since then phases 1, 2 and 3 have been completed and additional development has taken place at Cotefield Farm (opposite Longford Park) and at Adderbury, Twyford and Deddington on this Oxford Rd. ((A4260) corridor.

The huge Ban 17 (Saltway) development of over 15,000 homes will disgorge from Easington/Bodicote on to the Oxford Rd at the flyover leading to huge traffic movements onto and adjacent to Longford Park. This extra residential and local traffic will compromise the safety and add to air pollution problems if construction traffic is also allowed on to these same residential roads (Longford Park Rd./Hobby Rd).

The Air Quality Affect Report does not take into account these other new and proposed developments. Longford Park junction was not even in existence when the assessment was undertaken and so a new air quality and capacity report needs to be undertaken to take this junction into account.

4. The application does not fulfil or comply with the Local Plan reserved Policies namely.
TR1
TR7
Or the NPPF.

The proposed access to the new development through Longford Park Phase 1. Occupied residential roads is unsuitable and unsafe. (NPPF). This application fails the test.

The visibility is not demonstrated in accordance to DMRB standards. Forward visibility to the access road to the proposed Association Football Stadium will also need to be demonstrated.

The transport assessment does not provide figures for the number of traffic movements, inc. large HGVs this development would generate.

The NPPF 2018 para 108 states.

b. "Safe and suitable access to the site can be achieved for all users".

Cont.

c. "Any significant impacts from the development on the transport network in terms of capacity and congestion or highway safety, can be cost effectively mitigate to an acceptable level".

We believe that this will not be achieved by this current proposal for access to this development.

Policy TR7 states.

"development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads **will not** normally be permitted (CDC italics).

Longford Park Rd, Song Thrush Rd. and Hobby Rd. are not suitable or built for prolonged construction and HGV traffic. These roads are already occupied. Current on road residential parking and new traffic would lead to safety problems and confrontation with the proposed construction traffic. The potential for conflict and accidents concerning residents, pedestrians and cyclists would be greatly increased with this proposal. Detritus from construction traffic falling on to the roads would also be a potential hazard to road users especially cyclists.

The Cross Road at the junction of Longford park Rd. Hobby Rd. and Song Thrush Rd. is of a block paving construction unstable for heavy HGV and prolonged construction traffic. There are no crossing facilities at this junction for pedestrian which could lead to conflict with children and parents accessing the new primary school at this location. Many HGV and construction traffic movements on this block paving would be detrimental to the life of this block paving.

TR1. Local Plan states that.

"Before proposals for development are permitted the council will require to be satisfied that new highway improvement works, traffic management measures would be required in a consequence of allowing the development to proceed will be provided". (Therefore, we suggest a physical impediment such as a chicane or a Traffic Reg. Order to provide staggered on road parking should be considered).

We believe that this application does not meet the requirements as laid out in the local plan and policies.

5. We are concerned that the increase in housing numbers from 600 to 825 will not allow the land proposed for the relocation of Banbury United FC or the provision of a new Secondary School to be provided.
6. We are concerned that the loss of sports provision land from 4.65 ha to 2.73ha will lead to a diminution of local sports provision now and in any future sports provision for Banbury.

We believe that a development of this size and length of construction time should have its own dedicated junction on the main Oxford Road (A4260). The proposal to route all construction traffic through existing occupied residential roads is unacceptable and raises major personal safety concerns. The amount of pollution, noise, safety issues for residents and highway damage to the existing road network is unacceptable and avoidable.

The proposed route through occupied residential, narrow roads, with restricted visibility and parked residential vehicles is of major concern to us. The potential for major surface and sub surface damage to the existing highway, paths and curbs would, in our opinion lead to potential major remedial works to be undertaken to bring the roads and infrastructure up to an acceptable standard and lead to future conflict between the developer and the Highway Authority before potential adoption, and add to the time residents would have to live with road construction.

A new public right of way using the current farm track across publicly owned the road bridge spanning the M40 down to Grants Lock at the Oxford Canal could be a public right of way or provided under 'permissive access' to provide a green link to Banbury town centre.

We request that this application should not be granted

Until.

1. A new dedicated construction traffic access road and junction be provided from the A4260 (Oxford Rd.) south of the Banbury Rugby Football Club.
2. All servicing of the site should be made via this new access point
3. The link between the new site and via Hobby Rd and Songthrush Rd should only be made when the construction is complete.
4. That the developers proposed increase in housing numbers be declined.
5. That land provision for the relocation of Banbury United FC and a new Secondary School be secured in determining this application.
6. That there is no loss of sports or recreation land in this phase.

For all these reasons we do **SRONGLY OPPOSE** this current application and ask that the Planning authority determines to **OPPOSE** this application until mitigation measures outlined above be agreed as part of determination.

Cllr Kieron Mallon
Cllr Eddie Reeves
Cllr Arash Fatemian

30th April 2020.