

# Comment for planning application 19/01047/OUT

<b>Application Number</b>	19/01047/OUT
<b>Location</b>	Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury
<b>Proposal</b>	Outline planning application for a residential development of up to 825 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.
<b>Case Officer</b>	Samantha Taylor
<b>Organisation Name</b>	
<b>Name</b>	Ben Gray
<b>Address</b>	15 Wren Crescent, Banbury, OX15 4FZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I've been a Longford Park resident for coming up to 7 years having bought my home off plans, specifically choosing due to it's location on the edge of the estate. The proposed development will place my property in the middle of a new "mega-estate" although as noted in your letter to neighbours: "the effect of a development on property value, loss of view, although perhaps important to you, will only rarely affect the decision" I find this incredible. The impact this will have on myself and my family's general standard of living, outlook and mental health should not be dismissed. Irrespective of the end product, the proposed timeframe of 7 years, on top of existing Longford Park development still not being completed will mean effectively we'll be living on a building site for 14 years. This is unacceptable! Longford Park roads infrastructure is not fit for purpose. The designs, whilst achieving traffic calming, are dangerous and coupled with the lack of off road parking provision make access for existing residents difficult and in places inaccessible for emergency vehicles. In the event of a house fire I have serious concerns for safety. There still remain no road markings, or right of way signs, notably of concern is the cross-road junction of Longford Park Road and Hobby Road, right by the primary school; one of the proposed access points into the new development. It's only a matter of time before there's a serious accident here. How have these designs been signed off and how is the lack road markings and signage 7 years after construction not a concern to the council? The transport impact study cited in the proposal dates back to 2016 and does not even include any review of traffic on Longford Park. To suggest that an additional 850 homes will not have significant impact on roads within and surrounding Longford Park is ludicrous and either deliberately misleading or at the very least not fit for purpose. Quoted peak traffic levels on the A4260, Oxford Road do not reflect the current situation. With the majority of modern households being 2 car occupancy, even if you reduce that to only 75% of the proposed new homes, this still adds an additional 1,274 cars to an already increasingly grid-locked traffic infrastructure. This does not even take into account new developments across the road along Saltway and Bodicote farmshop. It also does not take into account the secondary part of this proposal with the relocation of Banbury United Football club and the impact this will have on traffic (not to mention the logic of relocation of a centralised ground to the very edge boundary with Adderbury). The wider infrastructure of Banbury is also struggling to cope with the rapid expansion of the town. With new housing developments at almost every single boundary, the impact this is having on resources is not being taken into account. Schools, doctors surgeries, the pressure on The Horton hospital and it's downsizing (particularly the maternity unit) and other amenities does not seem to feature or be considered in any development plans. The piecemeal inclusion of more playing fields as part of the proposal cannot be seen as a good thing when reviewing the evidence of Longford Park. The primary school was a year late being developed, the community centre took 5 years to be opened, the country park and playing fields only opened last year (with the country park currently fenced off due to dispute) and there are still no other amenities which were on the original plans from 7 years ago. The drainage and sewer network has struggled since Longford Park was first developed with residents on Hobby Road still reporting unresolved issues 5 years on. I fail to see how adding 850 more adjacent homes will improve this situation. Constantly adding to the boundaries of Banbury encroaches onto surrounding villages with only one strip of field being between the new proposal and Adderbury. This is detrimental to the villages, their residents and their identities as separate to Banbury. The environmental impact of building</p>

on green field should not be ignored with the proposal being a considerable increase in urbanisation of the area affecting local wildlife, air quality and general identity of Banbury being a rural town. The fields currently play host to a variety of wild birds and deer which will be forced into an ever decreasing corridor along the edge of the M40. The illustrative layout that's been presented in the plans is also very misleading with only small pockets of houses being illustrated giving the impression of wide open spaces where in fact it will be heavily urbanised. This is either to deliberately to mislead or at the very least not a true representation of the final plans and therefore still misleading. With only 30% of the proposal being marked as affordable housing this all smacks of a money making exercise with little to no regard for any of the concerns raised in my objection and the others from the community voicing similar concerns. Please listen to these concerns and rethink; Banbury does not need another 850 houses and it definitely does not need them built as proposed.

**Received Date**

08/05/2021 13:26:47

**Attachments**