

From: Adderbury Parish Council Clerk

Sent: 26 May 2021 15:45

To: Planning

Subject: 19/01047/OUT - Land North East of Oxford Road, west of Oxford Canal and east of Bankside, Banbury

Adderbury Parish Council objects strongly to the above application and additional reasons to support the attached objection (which was submitted previously) are as follows:

1. The Parish Council has already detailed the traffic issues on the A4260 in its earlier objection and there is no attempt to mitigate or deal with those issues as part of this application, which now adds an access on the south side of the development.
2. The access suggested is divorced from the actual housing development and therefore does not directly serve the development.
3. The proposed access encircles land which has been 'safeguarded' for a 'potential' secondary school, but there is no evidence that the school is needed in this location or can be provided without further developer input which will require further housing. It also appears unnecessary that an extension should be allowed for.
4. The proposed access encircles land which has been 'safeguarded' for "Relocation of Banbury United FC" but there is no evidence to show BUFC will be relocated here.

Furthermore, the site appears too small for BUFC because there is no space for a clubhouse, parking or training pitches - particularly when compared to Banbury Rugby Club on the adjacent land.

6. The Parish Council has raised issues at points 3, 4 and 5 in its previous comments and refers CDC to those. As these 'potential' uses do not appear to be finalised and are to be 'provided by others' there is no reason for them to be included in this application and the need for a further access road, appears unnecessary.

The creation of a substantial access at this point on the A4260 can only enhance the possibility of a later change of use to housing when these, as yet unconfirmed uses, do not materialise.

Should this application be approved by CDC, the Parish Council requests assurances that these areas of land will not be allowed to have such change of use, but will either be used for sport/community use or will revert to farmland.

7. The previous application included a substantial buffer on the southern boundary with Adderbury, but the current application appears to have only a field hedge. The Parish Council objects to this lack of a substantial planted buffer and requests that this is included, should CDC approve the application. Again, the Parish Council refers CDC to its previous comments on this point.

Theresa Goss

Clerk and Responsible Financial Officer to Adderbury Parish Council

Planning Application 19/01047/OUT - Hallam Land Management Ltd, Land North East of Oxford Road, West of Oxford Canal and East of Bankside Banbury.

Adderbury Parish Council objects to the above application on the following grounds:

Highways:

1. The A4260 is the main road into Banbury and is already subject to daily tailbacks and resultant delays. Building another 800 houses and a secondary school will add enormously to traffic flows and can only worsen an already intolerable slowness.
2. The provision of another junction on the A4260 will only add to the delays motorists face in travelling to and from Banbury. The PC does not agree with the transport consultants working for the developers who see no problems with the application. The PC wishes to draw attention to the County Council Highway's own efforts to manage the traffic lights at the A4260/B4100 (Aynho Rd) junction which has not yet successfully prevented traffic congestion. At peak times cars can be backed up passed Weeping Cross in Bodicote and Duchess Bridge in Adderbury, and past Katharine House entrance on Aynho Road.
3. The existing junction into Longford Park has not been well designed. It has dangerous line markings on both sides of the road, allowing forward moving traffic to take the inner or outer lane and leading to a race as the road narrows to a single lane forwards. The lane leading south away from Banbury, has a bus stop in the inner lane and regularly provokes dangerous manoeuvring of motor vehicles. This bus stop needs moving somewhere else.

The PC objects to any similarly designed junction being added to this very busy road.

4. The junction between the A4260 and the Twyford Rd (leading to King's Sutton is also congested at busy times with cars queuing back on the Twyford Rd. As this development would add to traffic on the A4260 and potentially worsen this situation, the PC requests that OCC Highways considers changes at this junction to mitigate this, eg a mini-roundabout or even traffic signals.
5. There is no cycle lane between Adderbury and Banbury/Bodicote on the A4260, so there is no provision for non-vehicular transport.
6. The footpath on the west side of the A4260 is inadequate as it is too narrow allowing only one pedestrian to walk. Also the vegetation has grown over the path and forces pedestrians towards the road which is dangerous.

The PC notes that there is some suggested improvement to the 'Oxford Road' in the application but this is unclear and does not appear to be at this stretch of the road. The PC requests that OCC Highways looks carefully at what improvements can be made to this part of the road to mitigate the effects of increased traffic on residents of the community and the PC requests that such improvements are made Conditions should this application be accepted. At the very least, these should include a cycle way and improved pathway on the A4260.

Density:

1. Cherwell policy is encouraging the building of tiny rabbit hutches with insufficient provision for car parking, inadequate living space for family living and increasing amounts of home working and wholly inadequate storage space for a world with an increasing tendency to enlarge the quantity of physical possessions. The result of the latter is garage space used for storage and road space used for parking making modern estates look like parking lots. The density and lack of garden space already allowed in the Longford Park development should not be repeated in this application.

Coalescence:

1. Cherwell has a policy of non-coalescence. This development will bring Banbury within one agricultural field of Adderbury and the PC requests that this space is protected for the future as required under the Adderbury Neighbourhood Plan Policy AD5: Local Gaps.

Adderbury PC raised the issue of coalescence at the Local Plan Inquiry. The Inspector stated that one field was enough to avoid coalescence, especially as this land is designated for a secondary school and sports pitches which will maintain an open landscape effect. Adderbury PC is concerned that, should these two developments not take place this area might be viewed as potential for housing. The PC notes a possible road access from the proposed housing layout to the north and suggests this be amended to omit such a potential access. The PC seeks legal reassurances within any permissions granted that this land in the southern area of the site will be safeguarded against any change of use to housing development.

The PC welcomes the applicant's suggestion of increased planting to create a natural buffer along the southern boundary. This is the Parish boundary with Adderbury and the land to the South is subject to Adderbury Neighbourhood Plan Policy AD5: Local Gaps. The PC requests that this buffer is made a substantial one, of at least 10-15 meters wide and to include substantial tree planting as well as hedging. The PC suggests that provided to the west of the A4260 at Cotefield Farm is a good example of what should be planted.

Football Club:

1. The Parish Council would like reassurances that Banbury United Football Club is definitely going to be moving to the new ground and that if that arrangements falls through, there is a condition that no further houses will be built on that the area designated for the Football Club and for sports pitches and that it is offered to other potential sports clubs for their use.

School:

1. The Parish Council objects to the allocation of land for a secondary school as this does not appear to be the correct place for a new school serving Banbury. There are already two large secondary schools within walking distance of the site (Banbury Academy and Blessed George Napier) and the Warriner School in Bloxham also serves the area south of Banbury. The need for a further secondary school appears to be in the North of Banbury, as a large amount of housing is also being built in this area. It is not sustainable to have children transported across Banbury and a secondary school should be provided to the North of the town. This could be sited at the North Oxfordshire Academy which has a large site which could be extended. If that is not suitable one or more of the large number of developments to the north of Banbury should be required to provide a land for a school.

If the school is sited elsewhere in Banbury, the PC requests that the application is redrawn so that this land is used for the Football Club and sports pitches, moving the southern boundary of the land further north and allowing the area gained to remain as valuable agricultural land and that this land is not allocated to further housing.