

PLANNING COMMITTEE REPORT FOR THE ANNUAL PARISH MEETING - APRIL 2018

For anyone that doesn't know me, I am Zzazz Foreman, Chairman of the Planning Committee. My fellow Councillors, and other committee members are Vice Chairman Councillor Adam Hewins, Councillor Billy Heywood, Councillor Chris Watts and Councillor Joyce Washburn.

The Planning Committee meet on a bi-monthly basis to discuss current and determined planning applications, planning appeals and planning consultations. Comments, objections and observations are then reported back to full Council at our monthly meetings for further discussion and a concluding response.

Planning appeals, applications and consultations are regularly published on both the Bodicote Parish Council Facebook page and Bodicote Parish Council website. Our meetings are open to the public and usually held at Church House, so please feel free to join us to discuss any planning issues you may have.

Planning has experienced a varied 12 months.

2017 proved to be another increasingly busy year for residential applications and whilst we hoped it would be a quieter year for public consultation documents, they also showed no sign of abating. With the Planning Committee responding to 'Adderburys Neighbourhood Plan', the 'Banbury Canalside Supplementary Planning Document', the 'Banbury Vision and Masterplan' document, the 'Cherwell Design Guide Planning Document', the 'Developer Contribution Planning Document' and 'The Partial Review of the Cherwell Local Plan 2011-2031 (part 1) Oxford's Unmet Housing Need'.

In August we were notified that Gladman, the developers proposed to build 280 homes along the south of Salt Way and an associated Link Road to join the A361 (Bloxham Road) to White Post Road and then on towards the A4260 (Oxford Road), were set to appeal against Cherwell District Council for 'Non-determination of a Planning Application', with a hearing date planned for October.

Our maintained stance on this development has always been one of objection and our submitted response raised many of our previous concerns - congestion, parking, road safety, and additional traffic directed towards Wykham Lane.

However with the planning application approved in principle, we hoped our objections to the developers piecemeal approach and timescale for the building of the spine road would be observed. And a more comprehensive plan for the spine road to be laid down in its entirety be implemented.

The Planning Inspector's final decision was released in December. The appeal was allowed with the determination of the spine road as follows ***'a requirement that full details of the section of new link road within the appeal site be submitted and approved prior to the submission of any application for the approval of reserved matters and should be completed to binder course and available for public use following either the first occupation of the 151st dwelling or 3 years from the commencement of the development, whichever is the earlier'***.

It is difficult to anticipate the potential impact this development will have on residents until construction commences and new residents are in situ. But we remain optimistic that lessons have been learnt from the formation of the Longford Park estate.

The two sites identified last year as areas for potential development to meet 'Oxford's Unmet Housing Need', 700-800 homes behind Wykham Park Farm which would adjoin the approved 'Banbury 17' Gallagher application of 1000 homes and 70-80 homes behind the back of Wards Crescent which would adjoin the Cotefield housing development, have been dismissed, in favour of allocating housing development on sites directly surrounding Oxford.

However knowing these two sites are being actively promoted for development by the landowners. And with 280 homes still to allocate across Category A villages, of which Bodicote is one, as part of the 'Cherwell District Council Local Plan Part 2', which two years after the initial consultation process is 'still in preparation', we remain concerned about the future of development in the village.

At this time there are still no updates on Cherwell District Councils Local Plan 'Banbury 12' aspirations, the relocation of Banbury United Football Club and possible new Secondary School on the Oxford Road.

But as this forms part of the wider 'Banbury Vision and Masterplan' we don't expect there will any forthcoming news until this plan progresses further.

The Cotefield development continues at a steady pace, with a reserved matters application for the appearance, layout of internal access roads, cycleways, footpaths and landscaping now submitted by Crest Nicholson for the first 44 homes allocated within Cotefield Phase 2.

And an outline planning application for 'Banbury 4' has also been submitted for up to 700 homes, a multi purpose community building, incorporating a sports pavilion and changing rooms, to be situated on land to the north of Bannatyne's Health Club on the A4260 Oxford Road.

With impending changes to the National Planning Policy Framework still undecided, local plans still in preparation and the new threat of 100,000 homes for Oxfordshire as part of the now approved 'Oxfordshire Housing and Growth Deal', we cannot afford to be complacent.

As a council we often find ourselves feeling dismayed at the outcome of planning policies. But our resolve to oppose the urban encroachment of Banbury, whilst protecting the identity of Bodicote village for future generations, persists.

Zzazz Foreman
Chairman
April 2018