

TOWN AND COUNTRY PLANNING ACT 1990

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

TO ACCOMPANY A PLANNING APPLICATION AT:-

LAND TO THE NORTH OF HANWELL FIELDS,

BANBURY

FOR:-

OUTLINE PLANNING APPLICATION FOR UP TO 160

DWELLINGS TOGETHER WITH ASSOCIATED

INFRASTRUCTURE AND OPEN SPACE WITH ALL

MATTERS RESERVED EXCEPT ACCESS

FRAMPTONS ON BEHALF OF: -

AMBER DEVELOPMENTS

DECEMBER 2013

**CHARTERED
TOWN PLANNING
CONSULTANTS**

1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by Framptons on behalf of Amber Developments in support of a planning application for Land to the North of Hanwell Fields, Banbury for:-

"outline planning application for up to 160 dwellings together with associated infrastructure and open space with all matters reserved except access."

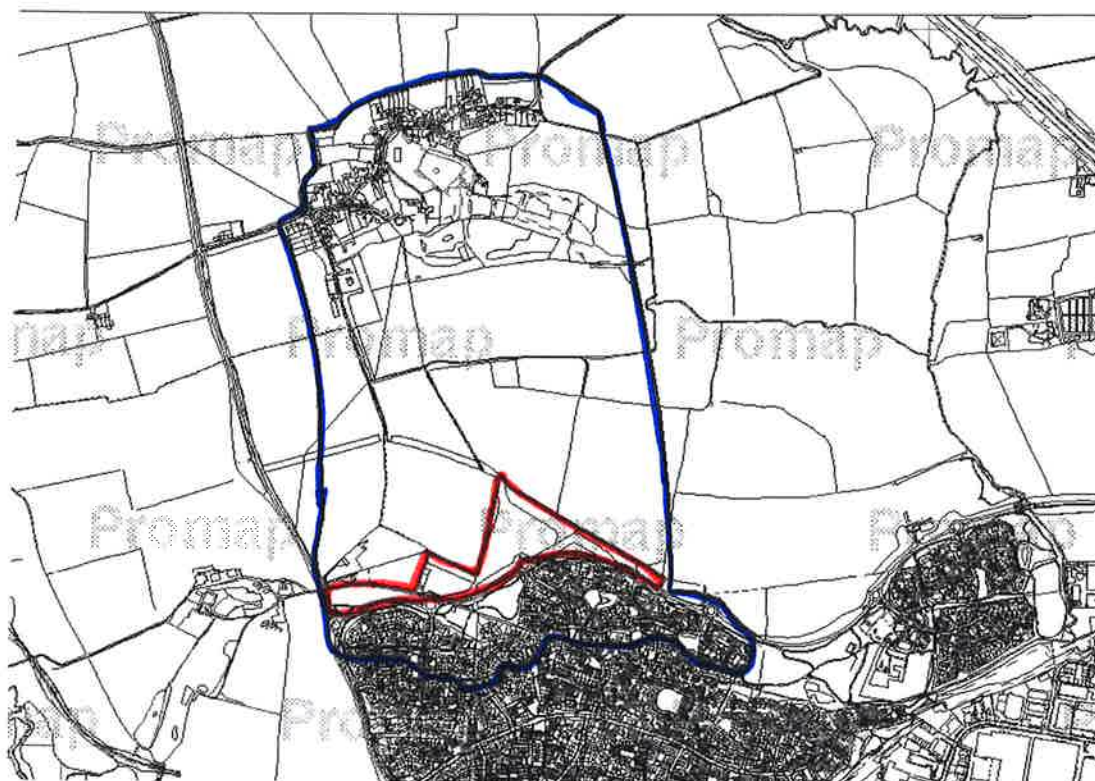
- 1.2 The SCI describes the process by which arrangements have been made to engage with local community in Banbury to establish views about the planning application. This report describes the methods used to publicise a public exhibition; the information provided to the public at the exhibition; the methods used to gather feedback on the proposals; and a summary of the responses received during and after the public exhibition.
- 1.3 The intention of the public engagement process was to provide local residents with an early opportunity to view the emerging proposals prior to the submission of local plan promotion as an omission site to Cherwell District Council, and to make the content of the proposals known to the local community.
- 1.4 A public exhibition was held at Hanwell Fields Community Centre, Rotary Way, Banbury, OX16 1ER on Monday 14th January 2013 between 3pm – 8pm.

2.0 COMMUNITY CONSULTATION PROCESS

Publication of the Exhibition

- 2.1 In an attempt to generate the maximum possible attendance by members of the local community at a time most convenient to them, the applicant carried out an afternoon and early evening consultation session. Publicity was arranged in various forms, in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 2.2 The exhibition that took place was advertised locally prior to the event by letters of invitation sent out to 463 properties within the immediate vicinity of the site. Figure 2.1 overleaf illustrates the extent of the resident's letter (area edged 'blue'). The letter included a site location plan; contained details for the proposed public exhibition and displayed the date, time and venue. A copy of the invitation letter sent to local residents is attached as **APPENDIX 1.**

Figure 2.1 – Extent of resident letter posted



Source: Promap 2013, annotated by Framptons

2.3 In addition, letters of invitation were also sent to locally elected Parish and District Councillors:

- Sir Tony Baldry (MP for North Oxfordshire)
- Councillor George Reynolds (Cherwell District Council)
- Councillor Nick Turner (Cherwell District Council)
- Councillor Douglas Webb (Cherwell District Council)
- Councillor Tony Ilott (Cherwell District Council)
- Councillor John Donaldson (Cherwell District Council)

- Councillor Ken Atack (Cherwell District Council)
- Senior Planner Jane Dunkin (Cherwell District Council)
- Urban Designer Clare Mitchell (Cherwell District Council)
- Chairman John Spratt (Hanwell Parish Council)
- Clerk Jayne Gordon (Hanwell Parish Council)
- Parish Councillor Bob Dainty (Hanwell Parish Council)
- Parish Councillor Arnold Bailey (Hanwell Parish Council)
- Parish Councillor John Hart (Hanwell Parish Council)
- Parish Councillor Gordon Polsen (Hanwell Parish Council)
- Parish Councillor Charles Nixon Eckersall (Hanwell Parish Council)
- Parish Councillor Giles Dessain (Hanwell Parish Council)
- Mr Peter Goode (Hanwell Fields Community Centre)
- Antony Watts (Hanwell Fields Development Action Group)

2.4 A copy of the invitation letter sent to these individuals is attached as **APPENDIX 2**.

2.5 A public notice was also placed in the Banbury Guardian on Thursday 3rd January 2013.

A copy of the public notice is attached as **APPENDIX 3**. As well as this, the Banbury Guardian ran an article on the proposals and advertised the exhibition on Thursday 10th January 2013. A copy of this news articles is attached as **APPENDIX 4**.

The Exhibition

- 2.6 Intended to stimulate discussion with the local community, a series of exhibition display boards were displayed providing information about the application site and the emerging proposals. Copies of the exhibition material are appended to this SCI in **APPENDIX 5**.
- 2.7 The exhibition was attended and overseen by representatives from the client's consultancy team:
- Alex Barter – Framptons
 - Peter Bateman – Framptons
 - Neil Roe – Amber Developments
 - Gary Surkitt - Woods Hardwick
- 2.8 A leaflet was made available for residents to take away, summarising the emerging site promotion. A copy is attached as **APPENDIX 6**.
- 2.9 Photographs taken at the exhibition are attached as **APPENDIX 7**.

3.0 ATTENDANCE AND FEEDBACK

- 3.1 The exhibition event was attended by 63 visitors in total.
- 3.2 Comment forms were provided during the exhibition event to enable attendees to reflect on the proposals and submit reasoned comments and observations. An example of the comment form is provided in **APPENDIX 8**.
- 3.3 A total of 12 written representations were received both during and following the consultation events. A full summary of the written representations received is provided in **APPENDIX 9** (Copies of the original comments can be made available upon request).
- 3.4 The public exhibition identified that overall the most significant concern raised was the pressure an increased population may have on local amenities such as medical facilities, school places and shops. Other concerns raised included:
- Increased traffic on road networks, with Duke Meadow Drive already used as a cut through;
 - Poor provision of public transport;
 - No demands for housing in the area;
 - Design does not integrate with Hanwell Fields, with proposed housing too tall and close to the road.

- The site restricting access to the countryside;
- Beliefs the land would never be built on; and
- Ground water problem on the site.

3.5 Notwithstanding the concerns raised, some of those who attended the public exhibition did acknowledge that the site was well linked to Hanwell Fields in a location attractive to buyers, and the development is positive for new build and first time buyer schemes.

APPENDIX 1
LETTER SENT TO RESIDENTS



Our Ref: PJF/ab/B193/PF/8891

2nd January 2013

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

An outline planning application is being prepared on land to the north of Hanwell Fields comprising residential development up to 160 new homes, open space, landscaping and associated infrastructure including road links. This site is identified as being part of Banbury 5 in the proposed submission of the Cherwell Local Plan dated August 2012.

I attach an extract from the Proposed Submission Local Plan. I have hatched the intended application site in red.

An exhibition has been arranged and you are cordially invited to view these emerging proposals on:

Monday 14th January 2013

to be held at Hanwell Fields Community Centre, Rotary Way, Banbury, OX16 1ER

from 3pm – 8pm

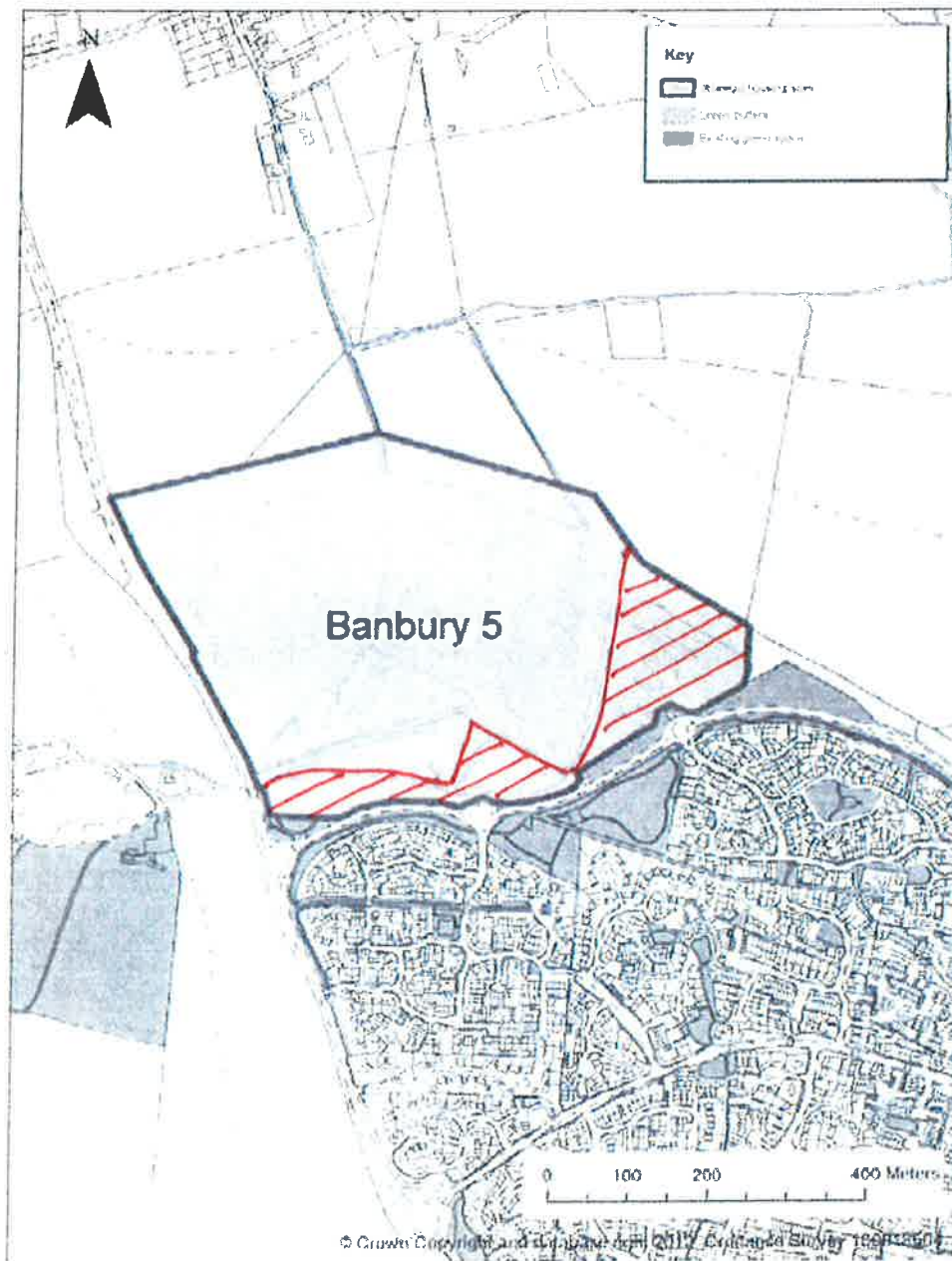
Members of the planning team will be available at the exhibition to show the proposals and answer questions.

Yours sincerely,

P J Frampton

Encs Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Banbury 5: North of Hanwell Fields



APPENDIX 2
LETTER SENT TO PARISH AND DISTRICT COUNCILLORS

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

10

Framptons
Town Planning Consultants
August 2013
PF/9009

Our Ref: PJF/ab/B193/PF/8891

Councillor George Reynolds
Grange Farm
Malthouse Lane
Shutford
Banbury
OX15 6PB

2nd January 2013

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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Yours sincerely,



P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Councillor Nick Turner
Drayton Lodge Cottage
Warwick Road
Drayton
Banbury
OX17 1HJ

2nd January 2013

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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Yours sincerely,



P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Councillor Douglas Webb
Old School House
Stratford Road Drayton
Banbury
OX15 6EN

2nd January 2013

Dear Councillor

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LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Councillor Tony Ilott
14 Avon Carrow
Avon Dassett
Warwickshire
CV47 2AR

2nd January 2013

Dear Councillor

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P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Councillor John Donaldson
57 Winchelsea Close
Banbury
OX16 1XS

2nd January 2013

Dear Councillor

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Yours sincerely,



P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012



Our Ref: PJF/ab/B193/PF/8891

Councillor Ken Attack
Eaves Cottage
Cropredy Lane
Williamscot
Banbury
OX17 1AD

2nd January 2013

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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Yours sincerely,

P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Sir Tony Baldry
House of Commons
London
SW1A 0AA

2nd January 2013

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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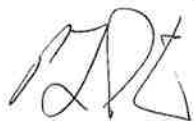
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P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Mr Peter Goode
Hanwell Fields Community Centre
Rotart Way
Banbury
OX16 1ER

2nd January 2013

Dear Mr Goode

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Jane Dunkin
Senior Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury

2nd January 2013

Dear Ms Dunkin

**TOWN AND COUNTRY PLANNING ACT 1990
LAND TO THE NORTH OF HANWELL FIELDS, BANBURY**

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P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

Our Ref: PJF/ab/B193/PF/8891

Clare Mitchell
Urban Designer
Cherwell District Council
Bodicote House
Bodicote
Banbury

2nd January 2013

Dear Ms Mitchell

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P J Frampton

Encs. Banbury 5 Extract from the Proposed Cherwell Local Plan 2012

APPENDIX 3 PUBLIC NOTICE

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

11

Framptons
Town Planning Consultants
August 2013
PF/9009

APPENDIX 4
BANBURY GUARDIAN ARTICLE

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

12

Framptons
Town Planning Consultants
August 2013
PF/9009

Have your say on plans for new Hanwell Fields homes

▶▶ Proposal for 160 homes open for public inspection

PLANS to build more than 150 homes on land north of Banbury will be the subject of a public exhibition on Monday.

Amber Developments, which is looking to build 160 properties next to Hanwell Fields, will hold the exhibition in the large meeting room at Hanwell Fields Community Centre from 3pm until 8pm.

Peter Frampton, acting on behalf of Amber Developments, said: "The exhibition will display the proposed masterplan and layout, showing everyone how we have arrived where we are and to recognise this is part of a larger development."

"We want to consider comments made by the public so we can move forward by the end of February and the start of March."

The application falls within the approved area of Cherwell District Council's Local Plan - which outlines development for the next 20 years - and is the fourth housing development to be proposed in the Hanwell Fields area.

Residents have set up an action group to fight development, which could eventually see up to 1,000 new homes approved.

Malcolm Finch, chair of the Hanwell Fields Action Group, said: "The group was started by myself and residents because we were told there would be no further develop-

by Jason Pritchard

01295 227750

jason.pritchard@banburyguardian.co.uk

ment past Dukes Meadow Drive - and now we have four developments that could be built.

"It is not that we do not want houses to be developed in the area, we just want justification as to why they are being built. We were told that the boundary of Banbury and its countryside would be protected."

There are developments in Bankside and Canalside in Banbury that have been approved by Cherwell District Council and not a single brick has been laid."

Mr Frampton added: "The Government is very keen for the developers to engage with the local community, and it is very helpful for people to see exactly what is on the mind of the developer."

"Anyone will be able to ask questions to people dealing with highways and construction, so it is a very effective way to talk about the proposal face-to-face as something like this can add a lot of anxiety."

The exhibition is open for anyone to attend.

Face-to-face talks

The exhibition will display the proposed masterplan and layout, showing how we have arrived where we are. It is an effective way to talk to residents."



Hanwell Fields residents join Action Group chairman Malcolm Finch to show their feelings of proposed development. WISC 15-01-13 Hanwell Fields

Former mayor joins rotary club

BRACKLEY Rotary Club has welcomed a former town mayor as one of its members.

Caryl Billingham, who was mayor of the town on five occasions, retired from the town council after more than 35 years in 2012.

She continues as a district councillor at South Northamptonshire District Council, and said: "I have valued Brackley Rotary's involvement with the community over my 35 years as a town councillor."

"Following my retirement from the town council I see it as an ideal vehicle to continue helping Brackley and the wider community."

Monroe film on offer in village

THE British film *My Week with Marilyn* will be shown at Croughton Village Hall tomorrow night (Friday).

Focused on Marilyn Monroe, the film starts from 7.30pm with Michelle Williams in the lead role and support from Kenneth Branagh, Emma Watson and Eddie Redmayne.

Admission is £3 for Croughton Cinema Club members, £4.50 for non-members.

Police team up with car dealer

MOTORISTS in Banbury are being invited to get their catalytic converters security marked for free.

Police in Cherwell have teamed up with Vauxhall in Beaumont Road, and drivers can arrive between 10am and noon on Saturday.

Banbury sewing group sessions

BANBURY Cross Sewing Circle will meet in 2013 on the first and third Friday of each month.

Meetings take place at Bodicote Church Hall from 1pm-3pm.

Sessions cost £2 to cover the rental of the hall.

Church offers warm welcome following installation of new heating system

VISITORS to St Joseph's Roman Catholic Church in Banbury can expect a toasty welcome for the new year after the installation of a new heating system.

Heating costs at the Edmunds

by Jason Pritchard

Road church are expected to fall by at least a third after boilers installed about 40 years ago were replaced with modern

'Glow-worm' boilers. Larry Sims, committee member at St Joseph's Church, said: "The boiler room looks like a much more modern place now and we feel far more in control of things. The Glow-worm

boilers allow us to meet the needs of the church without wastage."

About 25 radiators are situated throughout the building and these are now controlled by their own thermostat and programmer to

ensure the church is warm when needed. Andy Wilkinson, director at Banbury-based Blue Flame, which installed the new system, added: "The reliability factor will be massive for the church."

Woodgreen Leisure Centre

The Centre is the home of many clubs including:
Banbury Indoor Bowls Club,
Banbury and Bodicote Judo Club,
Banbury Boxing Club,
Cherwell Canoe Club

NEW
Zumba

NEW FOR 2013

Active Tots Soft Play Session For
under 5's Last 3 Sundays
of the month 9.30am - 11.30am

NEW
Boxercise

Family Martial Arts
Judo Kuin Do
Improves health and fitness, self
defence, confidence and awareness
(07775) 682494 wjw.org.uk



Wednesday evenings
Kids 18:00 - 18:50
Adults 19:00 - 20:00



**CHILDREN'S PARTIES AND
FUNCTION ROOM HIRE**

INDOOR CAR BOOT
(1st Sunday of the month) 9.30-11.30am

NEW BOXING CLUB



Boxing, Kickboxing, Judo and various
martial arts classes

For more information:

Find us on Facebook: Banbury Boxing Club
Visit our website: www.banburyboxingclub.co.uk
Email: info@banburyboxingclub.co.uk
Call or text: 07509 430 692



Woodgreen Avenue, Banbury, United Kingdom, OX16 0HS

01295 262742 | www.leisurecentre.com



Karate



APPENDIX 5
EXHIBITION MATERIAL

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

13

Framptons
Town Planning Consultants
August 2013
PF/9009

1. Introduction and Planning Background

The site subject of this consultation is part of a 26 hectare allocation in the Cherwell District Council Local Plan, which in August 2012 was published as a Proposed Submission Draft. Policy Banbury 5 of the Local Plan identifies the land, which is north of Dukes Meadow Drive between the existing Hanwell Fields development to the south and Hanwell Village some 500 metres to the north, for a residential-led strategic development site that will provide approximately 400 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location.



Key Proposal: Banbury



Policy Banbury 5 Map

The consultation relates to up to 160 units on an area of 6.76 hectares. The majority of the remainder of the allocation is being pursued by Persimmon Homes and Pegasus Planning Group, for which an application has been submitted to Cherwell District Council under reference 12/01789/OUT and is an Outline application for up to 350 dwellings, together with new vehicular access from Warwick Road and associated open space. The accompanying plans (below and following) shows the two parcels of land that constitute the wider allocation in situ. Policy Banbury 5 states as a requirement of the allocation, that the site will be developed in a planned, coordinated, integrated way using a single Masterplan for the area as a whole.















Aerial View of Site

Policy Banbury 5 identified the following key design and place shaping requirements for the allocation as a whole:

- Layout of development that enables a high degree of integration and connectivity with the Hanwell Fields development to the south
- A layout that maximises the potential for walkable neighbourhoods, with a legible hierarchy of routes and community facilities
- New footpaths and cycleways should be provided that link with existing networks
- Good accessibility to public transport services should be provided for
- Provision of a Travel Plan to maximise connectivity with existing development, including linkages with and improvements to existing public transport servicing Hanwell Fields and the Hardwick area
- Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages
- A well designed, 'soft' approach to the urban edge, which integrates with the design and layout of the Hanwell Fields development and which respects the rural, gateway setting
- The maintenance of the integrity and quality of the strategic landscaping for the Hanwell Fields development
- Retention of the two Public Rights of Way and a layout that affords good access to the countryside
- Public open space to form a well-connected network of green areas within the site, suitable for formal and informal recreation
- Detailed consideration of ecological impacts, wildlife mitigation including relocation of a bat roost and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity
- Careful design of the height and extent of built development to minimise adverse visual impact on the setting of Hanwell village and Hanwell Conservation Area
- Provision of appropriate lighting and the minimisation of light pollution in order to avoid interference with Hanwell Community Observatory based on appropriate technical assessment
- Use of attenuation SuDS techniques (and infiltration techniques in the south eastern area of the site) in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the Council's Strategic Flood Risk Assessment

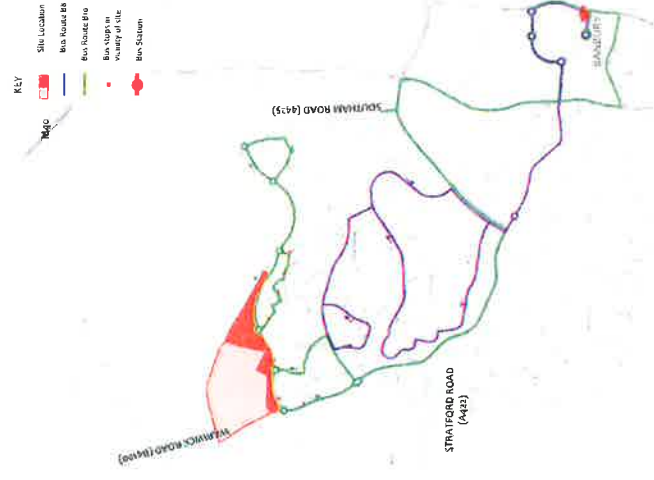
2. Site Analysis

KEY

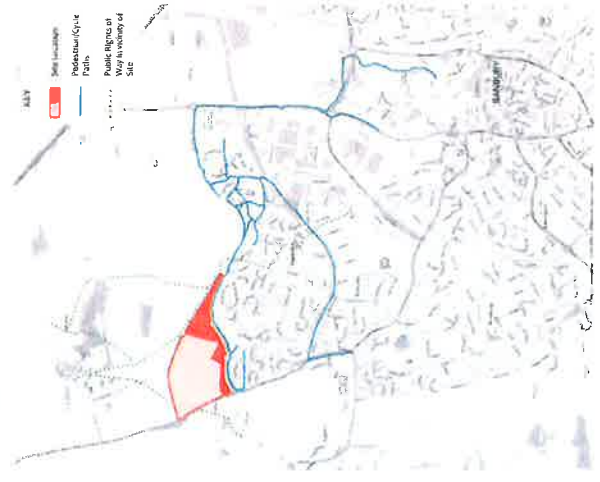
	Proposed Allocation in Cherwell Local Plan
	Application Site
	Existing Public Right of Way
	Contours at 0.5m
	Potential Position for Site Access
	Structural Planting along Northern Boundary
	Proposed Footpath Routes and Connections
	Existing Trees and Hedgerows
	Existing Buildings
	Connection Between Sites
	Strategic Routes and Connections required to existing road network – internal layout to be defined
	Potential Carriageway Pinch Point



3. Transport, Access and Movement



Bus Routes



Pedestrian/Cycle Routes



4. Masterplan



5. What Happens Next?

The purpose of the exhibition has been to provide members of the public and other interested parties the opportunity to consider and discuss the emerging proposals that have been outlined by the previous boards. As can be seen from the Planning Process Chart the master plan is still at an early stage and will be subject of continuing discussion with stakeholders at a number of stages before the site will be developed.

The proposals will comprise an outline planning application seeking planning permission for the principle of up to 160 units together with access. The remaining matters will be reserved for later consideration as outlined on the Planning Process Chart. The master Plan in this sense is an indicative drawing.

The intention is to submit the outline planning application shortly. Once submitted, Cherwell District Council will announce receipt of the application. The District Council will undertake a formal consultation exercise as outlined on the Planning Process Chart. It is not known as to the extent to which the Council will notify individual residents within Banbury and Hanwell Villages on the proposals. However details of the applications will be generally available on the Council's web-site: www.cherwell.gov.uk

The content of the applications will also be displayed at Framptons web-site: www.framptons-planning.com

The planning process is expected to last around 13 weeks from the point of submission.

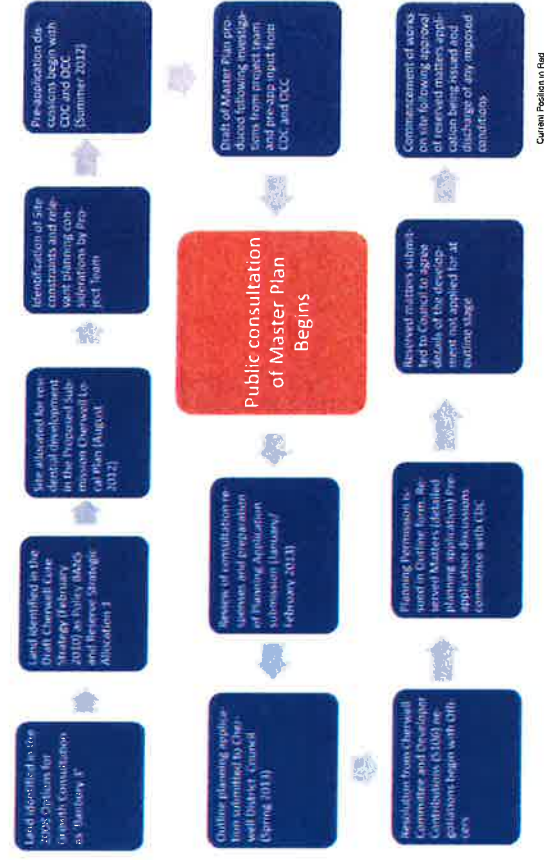
The main planning application will be accompanied by the following documents technical reports; and plans including:

- Planning Statement
- Design and Access Statement
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Transport Assessment
- Ecological Assessment
- Statement of Community Involvement
- Flood Risk Assessment and Drainage Strategy
- Lighting Assessment

We welcome your views on the proposals. We ask you to complete and return a comments form or email if you wish to express an opinion on the proposals at this stage. The results of the consultation exercise will be summarised in the application submission as part of the Statement of Community Involvement and will therefore be considered by the Local Planning Authority (Cherwell District Council).

Thank you for taking the time to attend this public exhibition. Should you have any queries, please do not hesitate to speak with a member of the consultant team in attendance, who will hopefully be able to assist you. We welcome your views on the proposals and would ask you to contact Alex Barter by e-mail: alex.barter@framptons-planning.com or by telephone 01295 672 310 should you require any further information or clarification.

Land North of Hanwell Fields (Banbury 5) & the Planning Process



APPENDIX 6
EXHIBITION LEAFLET

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

Framptons
Town Planning Consultants
August 2013
PF/9009

Land to the North of Hanwell Fields, Banbury

What is being proposed?

Thank you for attending the public exhibition on Monday 14th January 2013.

A planning application is currently being prepared for up to 160 units, open space, landscaping and associated infrastructure including road links on an area of 6.76 hectares on land to the north of Hanwell Fields, Banbury.

The site is part of a 26 hectare allocation in the Cherwell District Council Local Plan, which in August 2012 was published as a Proposed Submission Draft. Policy Banbury 5 of the Local Plan identifies the land, which is north of Dukes Meadow Drive between the existing Hanwell Fields Development to the south of Hanwell Fields Village some 500 metres to the north, for a residential led strategic development site that will provide approximately 400 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location.

Policy Banbury 5 Map



Red Line Plan



What happens next?

The proposals will comprise an outline planning application seeking planning permission for the principle of 160 units together with access. The remaining matters will be reserved for later consideration. The Master Plan displayed overleaf is an indicative drawing.

Once submitted Cherwell District Council will announce receipt of the application. Details will be publically available via the Council's web-site www.cherwell.gov.uk.

The planning application process is expected to last 13 weeks from the point of submission.

The planning application will be accompanied by the following documents and technical reports.

- Design & Access Statement
- Planning Statement
- Landscape & Visual Impact Assessment
- Transport Assessment
- Arboricultural Assessment
- Flood Risk Assessment and Drainage
- Lighting Assessment
- Ecological Assessment
- Statement of Community Involvement

There will be a legal agreement entered into with Cherwell District Council (called a Section 106 Agreement) which may secure the delivery of, amongst other things affordable housing, public open space / play facilities, a contribution towards education and health facilities, and highway improvements as may be necessary and justified by the Local Planning Authority.

We welcome your views on the proposals and would ask you to complete and return a comment form. All comments received will be compiled and submitted to Cherwell District Council in a Statement of Community Involvement Document.

If you require further details or wish to be kept in touch with the progress of the application please contact Miss Alex Barter at Framptons 01295 672 310 or email alex.barter@framptons-planning.com

4. Masterplan



APPENDIX 7
EXHIBITION PHOTOHGRAPHS

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

Framptons
Town Planning Consultants
August 2013
PF/9009



**APPENDIX 8
COMMENT FORM**

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

16

Framptons
Town Planning Consultants
August 2013
PF/9009

Comment Form

Thank you for attending this exhibition to view proposals for residential development up to 160 new homes, open space, landscaping and associated infrastructure including road links at Land to the North of Hanwell Fields, Banbury.

14th January 2013

Please feel free to continue comments overleaf.

You can either fill out this form and leave it in the box provided, or post it to:

Land to the North of Hanwell Fields, C/o Frampton Town Planning Ltd, Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH

Or e-mail: alex.barter@framptons-planning.com

Please leave your details if you wish to be informed of the progress of the proposal and to be sent a copy of our report on feedback received from this exhibition:

Name: _____

Address: _____

Email: _____

The report will be forwarded to Cherwell District Council so that your views can be taken into account by the Local Planning Authority when the planning application is submitted.

Your details will not be passed to any other party.

We welcome your comments.

 framptons

APPENDIX 9
SUMMARY OF REPRESENTATIONS

Statement of Community Involvement
Land to the North of New Road
Henley-in-Arden
B95 5HY

Summary of representations
Hanwell Fields, Banbury

Comment number	Comment
1	<ul style="list-style-type: none"> • Currently poor public transport provision. • Insufficient school places available. • Lack of facilities in the area, i.e. medical facilities; play areas for teenagers; shops. • Ground water problem on the site. • No play areas for teen
2	<ul style="list-style-type: none"> • Houses will be built too tall, and too close to the road. • Lack of school places in the area. • Concerns of extra traffic on the roads. • Lack of local medical facilities.
3	<ul style="list-style-type: none"> • Positive for new build and first time buyer schemes to come available (lack of new build developments in Banbury for first time buyers currently). • Concerns over insufficient school places. • Concerns local shops will not have the capacity for an increased population.
4	<ul style="list-style-type: none"> • Site makes sound economic sense, and is well linked to Hanwell Fields in a location attractive to buyers.
5	<ul style="list-style-type: none"> • It will restrict access to the countryside. • Had believed that the land would never be built on.
6	<ul style="list-style-type: none"> • Design does not integrate with Hanwell Fields. • There is no demand for housing in the area. • There are no plans for a school.
7	<ul style="list-style-type: none"> • Schools are already oversubscribed. • There are no healthcare facilities. • Duke Meadow Drive is already used as a cut through, and an increase in traffic will not improve this. • Questions why there is a need for housing, when many are being built in Bicester.
8	<ul style="list-style-type: none"> • No schools, medical facilities, shops or churches have been proposed within the site. • Insufficient capacity at local schools. • Overstretched road network. • Suggests considering other sites that are further out of town. • Had believed that Dukes Meadow Drive was the boundary for development in Banbury.

Summary of representations
Hanwell Fields, Banbury

9	<ul style="list-style-type: none"> • Landscaped parks (including cycle paths) are a poor substitute for open countryside. • Had believed that Dukes Meadow Drive was the development boundary for Banbury.
10	<ul style="list-style-type: none"> • There is a lack of school provision – plans should include a primary school.
11	<ul style="list-style-type: none"> • Had believed the land would not be built on. • Questions whether the large trees on the site have any TPOs? • Questions whether the local schools will have capacity. • Need to consider the additional traffic on Dukes Meadow Drive, which is already used as a cut through. • Also need to consider school children that cross Dukes Meadow Drive after being dropped off by the school bus, as more traffic could pose a danger. • Confirmation of low density (detached) properties on the western portion of the site.
12	<ul style="list-style-type: none"> • Had believed that Dukes Meadow Drive was the northern boundary for development in Banbury. • The height of the buildings will be too high. • No capacity at local school. • House prices will decrease because of the new development and dog walking cut down. • Local roads have still not been adopted.



enquiries@framptons-planning.com
www.framptons-planning.com

