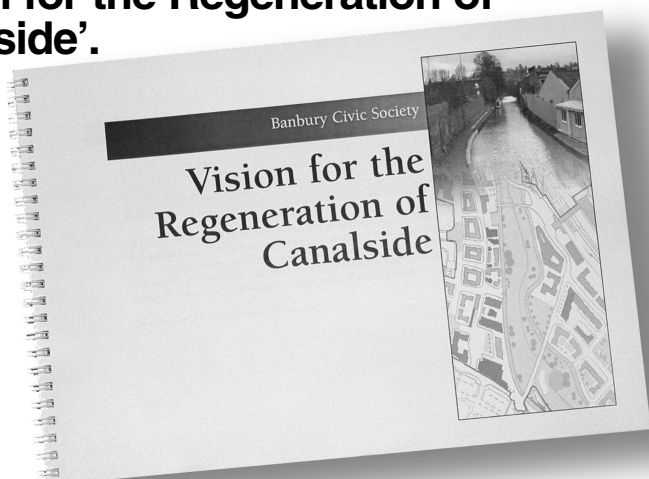


Civic Society presents its own 'Vision for the Regeneration of Canalside'.

See report
Page 3



Landmark sign restored to Ye Olde Reine Deer Inn, Parsons Street.

Town Mayor Tina Wren leads the celebrations alongside MP Tony Baldry and Hook Norton Breweries MD, James Clark.



Spiceball Leisure Centre opens to immediate success.

In the first three months of the year visitor numbers were 160,189



The end for former Cakebread monumental masons ?

See report Page 2

Society's rubbish evening at the Thai Orchid hailed a great success.

See report Page 3



Cake Shop mural comes home

Thanks to CDC, OCC and the Castle Quay management, the historical mural rescued from the Original Cake Shop in Parsons Street in 1967 has been returned to the Castle Centre.



Boost in applications

Planning applications have been noticeably up in the last six months, albeit still a long way from the levels of recent years. Subdivision remains popular, but CDC is proving more resistant to harmful proposals within the conservation areas. A very heartening development has been CDC's decision to require the removal of unconsented plastic windows from over the lighting shop (ex Co-Op) on the corner of Broad Street and George Street. We very much hope that success will embolden CDC to take similar action against disfiguring alterations elsewhere. Just when we were starting to believe that local planning really was changing for the better, CDC has inexplicably granted consent for the demolition of the locally-listed former Thomas Cakebread showroom on Southam Road (for two private car-parking spaces).

Applications considered by the Society lately include the following:

Orchard Way Shopping Parade

Mixed-use development of 4 shops and 33 social housing units. Supported by BCS, subject to revision of corner treatment. – Approved by CDC, subject to conditions on detailed design and public art work.

34 Springfield Avenue

Former corner shop demolished. Construction of five flats commenced.

Former SH Jones warehouse, Marlborough Road

Change of use to salon and reconstruction of facade. Opposed by BCS on design grounds. – Approved by CDC, subject to conservation timber windows, traditional timber shopfront and deletion of security roller shutters.

1 Calthorpe Road (Lucky Lane)

Demolition of stable / coach house at rear of Grade II listed building and replacement with replica building containing garage and accommodation (Building structurally unsound). Not opposed by BCS, subject to conditions. – Approved by CDC, subject to reuse of

existing bricks, slates and windows.

8 Calthorpe Road

Fourth proposal for conversion and extension of Grade II listed building to 4 one-bedroom flats and rebuilding of garages. – Refused (again). To be appealed.

157 Middleton Road and 28 West Street, Grimsbury

Large rear extensions to create additional bedsits (houses already in multiple occupation). Opposed by BCS and CDC. – Both applications withdrawn.

6 Pepper Alley

Demolition of former second-hand shop. Opposed by BCS as there was no commitment to a replacement development. – Approved by CDC in principle, but cannot proceed without an acceptable development proposal. BCS in negotiation with applicant over design of new building.

22 Milton Street

Retrospective application made in July 09 for oversize roof extension. Opposed by BCS. – Refused by CDC. Refused again on Appeal. Subsequent application for 2- storey rear extension opposed by BCS. Refused by CDC. Enforcement action against the roof extension now awaited.

17 Broad Street

Retrospective application for unconsented UPVC windows over shop. Opposed by BCS. – Refused by CDC. Enforcement action awaited.

Former Cakebread monumental masons, Southam Road

Demolition of locally-listed Victorian monumental mason's showroom in conservation area and change of use to car parking. Opposed by BCS. – Approved by CDC, against all expectations.

Transport

Helpful meeting with senior OCC officer

Following earlier responses from the Society to Oxfordshire County Council's 'Local Transport Plan 2011-2030', Joanne Fellows, OCC's Project Manager

met with our Executive Committee in March. We took the opportunity to stress the urgency of a scheme to construct a South to East link road from the M40 Banbury junction to the Oxford Road near Bodicote. We pointed out that such a road would directly serve two of the major sites promoted for development under CDC's 'Core Strategy' and that it would greatly relieve existing traffic flows on Oxford Road and through the town centre. Joanne was reminded that transport infrastructure must keep pace with anticipated new housing developments in the Banbury area. She committed to liaising more closely with CDC as the Core Strategy emerges.

OCC's Transport Plan strongly emphasises the benefits of improved public transport and making fuller use of railways for journeys between Oxfordshire towns was also discussed. The plan also envisages better provision for cyclists.

It was recognised that Oxford and its surrounding area would be the focus of much of the county's traffic and transport planning for the coming years. We were nevertheless assured that Banbury's needs and problems will be addressed in the consultations that are taking place in connection with the Transport Plan.

The Civic Society is represented on the Banbury Traffic Advisory Committee, which meets regularly under the auspices of the Town Council.

Members of the Society can ask for any concerns or ideas that they have to be brought to that committee.

Strategic Planning

Response to the CDC's Draft Core Strategy document

Members will be aware that CDC is preparing its Local Development Framework, setting out policies for development within the District until 2026. The latest stage of the process has been consultation on the draft 'Core Strategy'. After dealing with the general considerations, such as the Council's

strategic development objectives and the overall distribution of development across the District, the document goes on to propose a number of sites for future housing and employment growth. These sites have been selected by CDC following its earlier 'Options for Growth' consultation, responded to previously by ourselves.

Probably the best news is that the largest green-field sites proposed in 'Options for Growth' (Wykham Lane and Crouch Hill) have been dropped, following considerable local opposition. Of the Banbury sites now favoured by CDC, the Society has supported the allocation of Banbury 'Canalside'

(subject to the observations contained in our Canalside 'Vision'). We have expressed significant reservations regarding the green-field site 'Land West of Bretch Hill'. Handled badly this 400-home development could impact the Banbury Circular Walk, the Grade II Withycombe Farm and the setting of Wroxton Abbey park. We have expressed a cautious welcome for 'Bankside 2', proposed for an additional 400 homes and a new Banbury United ground. Increased traffic congestion on the Oxford Road would be a problem, but the site could deliver the southern end of the Banbury South to East link road that we have long advocated. Similarly, we

cautiously supported the proposed industrial site ('Land West of M40'), subject to an allowance of land for the eastern section of the South to East link road.

We have asked that CDC reconsider the omission of sites favourably viewed by the Society in the earlier 'Options for Growth' consultation, notably the brown-field sewerage works site ('Land at Thorpe Way'). We have also asked that CDC reconsider its preference for redeveloping the multi-storey car park in Bolton Road for additional large retail, arguing that any further big retail should be located on the Calthorpe Street car-parks so as to stimulate foot-fall up the High Street. The Society's full response can be found on our web-site:

www.banburycivicsociety.org
Alternatively hard copy can be obtained from Chris Seddon (details on page 4).

Canalside

Praise for Vision

The Civic Society's Vision for the Regeneration of Canalside has been welcomed by CDC's Head of Planning, Tony Baldry MP and councillors as an interesting and well thought-out contribution to the debate about the future of Canalside. Michael Gibbard (CDC Planning Portfolio Holder) also welcomed the Vision. Tony Baldry and CDC have committed to ensuring that its ideas are carefully considered in the next stage of the project. The document,

which was distributed to all Town councillors, CDC's Executive members, local CDC councillors and planning officers, can be found on our website: www.banburycivicsociety.org. Copies are also available for inspection in Banbury Library (reference section) and at the Town Hall.

The map below shows the Society's proposed masterplan, which envisages a continuous park between the river and the canal.

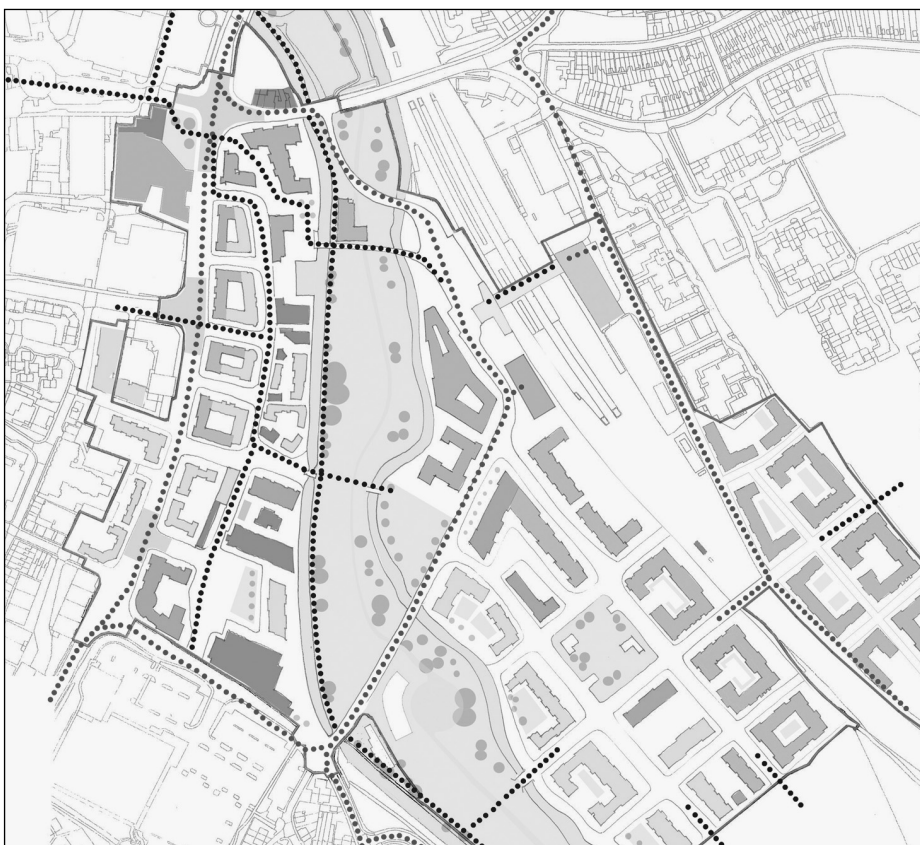
Talk at the Thai Orchid

SUBJECT: RUBBISH – FOOD GREAT!

And Rubbish it was – by the skip load! And what a great evening we had at the Thai Orchid on 23rd March. Held in the restaurant's conservatory, complete with after-dinner Speaker, this was our first dining social evening. Ian Upstone from Cherwell District Council kept us enthralled on Waste Management – so much so that we had to call the evening to an end before we were thrown out. The questions and answers came thick and fast – with great humour and some seriousness.

We all learned much we didn't know previously. Some salient points noted include:

- Recycling rates in Cherwell are heading towards 60%, amongst the highest in the UK.
- **£75** – The cost to CDC (and thus us) for every tonne of 'green bin' rubbish sent to landfill
- **£38** – The cost to CDC to dispose every tonne of garden waste and food that goes into brown bins for composting



• **£19** – The cost to CDC to dispose of every tonne of paper, cardboard, steel, aluminium and glass that goes by way of the blue bins to recycling plants

Apart from the environmental benefits, the cost benefits from recycling are clear:

• for each tonne of rubbish recycled or composted (i.e. not sent to landfill), CDC saves themselves (and thus us) **£37 to £56 per tonne.**

The environmental damage caused by organic waste is particularly serious.

• One third of food sold in the UK is not eaten and most goes to landfill.

• Organic matter (food waste, garden waste, paper, textiles) in landfill produces methane when it decomposes without air. Controlled composting at the plants CDC uses produces no methane whatsoever. As a greenhouse gas, methane is 20 times more damaging than carbon dioxide. Land-filling organic material is thus highly damaging to the environment and to be avoided at all costs.

• **Paper** – Modern mills are highly sophisticated. All kinds of paper waste (inc. glossy magazines, phone books and window envelopes) can go into our blue bins for reuse.

• **Plastic** – Bags excepted, we can put almost any plastic items into our blue bins (inc. black microwavable dishes, yoghurt pots, plastic lids, broken plastic garden furniture etc.). Items not extracted for recycling go to an energy-to-waste plant in Slough. This saves greatly on disposal cost and the energy is recovered.

• **Glass** – All glass in Cherwell is recycled back into glass, contrary to urban myths

Things we should not put in our blue bins:

• **Anything made of more than one material (mixed materials).**

– Tetrapacks are (fruit juice cartons) are made of plastic, cardboard and aluminium. Limited Tetrapack recycling points are now starting to be available in the Banbury area.

– Light bulbs, batteries and old paint tins. These are all highly toxic. Recycling points are widely available in Cherwell.

– Disposable nappies. CDC do not recycle used nappies, but Ian amused us about a pilot scheme where they are being turned into cycle helmets

• **Used paper tissues.** These are ideally composted at home.

• **Textiles.** Textiles should be taken to a charity shop or one of CDC's specialised recycling points, or composted at home.

We plan to repeat this successful evening with other guest speakers. We will let you know well in advance. All welcome.

Planning policy

PPS5 published

On 25th March 2010, the Government published Planning Policy Statement (PPS) 5: Planning for the Historic Environment. The consultation draft of the PPS was widely criticised by heritage bodies and the civic movement for making the historic environment a hostage to competing claims about climate change and the 'community benefits' of new development (our response is available on our web site).

Contrary to all expectations, the PPS as published incorporates almost everything that we had collectively asked for. The PPS thus emphasises the irreplaceability of historic assets and the critical role the historic environment plays in place-making, sustainable development and regeneration. It extends previous guidance to include historic landscapes and off-shore archaeology. It stresses the importance of locally-designated and undesignated historic assets and explicitly recognises the large amounts of 'embodied energy' that are lost every time an existing building is demolished and replaced. It places new requirements on developers to provide sufficient information about the impact of their proposals to allow reasonable planning decisions to be made and indicates the circumstances where further

investigation would be necessary before a planning application can be determined.

The PPS reflects concepts previously expressed in the Draft Heritage Protection Bill (2008). The draft Bill has been presented to Parliament and in principle enjoys cross-party support. It is nevertheless currently 'dormant'.

AGM

New National Voice for Society

A New Voice, Your Voice, new format AGM for 2010

On **25th May** At St Mary's Centre, Horsefair, Banbury (behind St Mary's Church)

6.45pm : **Social:** Thai Orchid buffet: £8 for members (non-members £10)

7.45pm : **AGM** and **Talk** (free) plus a display of BCS activities in 2009.

Our speaker will be **Tony Burton, Director of the Civic Voice**, talking about the important new national, grassroots, organisation for civic societies, and the challenges facing the civic movement.

Social tickets from Adrienne Rees-Brown: 01295 780334

Please send your letters via e-mail to design@h-and-p.demon.co.uk

Banbury Civic Society Membership

Help us recruit new members
Membership forms can be obtained from the Membership Secretary
More members = more action.
More members = a louder voice.
Help us help Banbury.

Please write to:
Chris Seddon,
BCS Membership Secretary
34 Wodhams Drive, Brackley
Northamptonshire, NN13 6NB
m. 07747 884770 t.01280 706240
mailto:info@banburycivicsociety.org