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## Homes plan to include hall, car park and open spaces Steps

### prove a long haul

# Developers offer £400,000 'carrot'

by BRIAN FINNERTY

PROPERTY developers have offered Chinnor residents a £400,000 "carrot."

They say they will build a new village hall, a 91-space public car park and public toilets if they receive planning permission for sheltered housing and family homes on a site off Keens Lane.

All three would be provided free of charge by Banner Homes, which has already taken the unusual step of announcing the plans

with two page adverts in the Thame Gazette.

And the company's planning and land director pledged this week that there would be no going back on the "sweeteners" if planning permission was given.

"I can understand the Chinnor people being wary. They have been made sweeping offers in the past that haven't come to anything. That smarts and rightly so," said Mr Jeffrey Emmett, who lives in the village.

"But here they are dealing with a local company and the

last thing we want to do is damage our reputation by trying to pull a flanker on the parish council. The last thing I want to do is move out of the area."

"It is a totally genuine offer to the village." At Monday's parish council planning meeting, councillors said the cost of providing the amenities separately would be around £400,000.

"We have very badly needed a car park and facilities there and I think we should listen," said Cllr Pat Whelehan.

"We might at the end feel morally bound to back this scheme because of the facilities that go with it. This is definitely the most genuine carrot and one in the area where it would be of most benefit to people."

He thought a sheltered housing scheme might be

approved anyway "without any carrot being dangled."

Local residents said they were in favour of the plan in its present form, but there was no guarantee it would stay like that.

"Every estate built is going to have surgeries, play areas for kids and so on. You go and find them!" said Mr Keith Willis, of Keens Lane.

"But we would rather accept a low density design like this than another Mill Lane."

The site chosen for the scheme is Hill Top Farm near the High Street, post office and shops.

Banner Homes are seeking outline permission for 24 retirement homes and another 18 four-bedroom houses. They have offered just over two acres of the site for community use.

Their advert asked people interested in buying one of the units to contact them,

and by Tuesday morning they had already had 20 phone calls. The Chinnor branch of Simmons and Lawrence had also been "inundated" with enquiries according to Mr Emmett.

"Chinnor needs retirement homes. There is a desperate need for a development like Love Lane, Watlington," he said. "I think we would get that approved without any of the infrastructure at all — a 30-40 unit scheme without any 'sweetener'."

"But that is the only place really left in Chinnor where amenities could be placed. That would be the end of that opportunity."

If enough interest is shown parish councillors will organise a public meeting before deciding whether or not to oppose the scheme. The final decision on the plan rests with South Oxfordshire District Council.

PUTTING steps up the railway embankment on Cuttle Brook has proved a long, hard climb for town councillors.

They held a special meeting last October to vote through money for the steps before the winter set in.

But sub-zero temperatures meant the contract couldn't start the work. In June the parks and recreation committee was told work would start within three weeks.

But at their meeting Tuesday they discovered that the steps still weren't in place.

It means that walkers on Cuttle Brook still have to struggle up the steep embankment, which becomes impassable to walk after heavy rain.

"If we don't get on it we are just going back where we were," said Cllr David Youens. "Can we really put some pressure on?"

Cllr Miss Norah Blomfield more suggested a two-week deadline.

"If he doesn't want to contract then we can sue. We can find someone else to do the job."

Councillors agreed work should start by the end of August.

## Engineering Alpine trip



Cricket matches are a dream home of

club beat soon, by 75 and now Wales this St Fagans quarter

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# AN OPPORTUNITY TOO GOOD TO MISS FOR CHINNOR

## BANNER HOMES INCLUDES THE NEEDS OF CHINNOR IN THEIR LATEST DEVELOPMENT PROPOSALS

The ENORMOUS SUCCESS of our retirement schemes in Watlington, Thame, Princes Risborough and High Wycombe has prompted us at Banner Homes to look to Chinnor for the development of another project and our market research has revealed a much wanted local need in a town ideally located.

Our success with previous projects has proved that quality private sector retirement homes are now much sought after by our senior citizens whose preference is to spend their retirement years in their home town or village close to friends and relatives.

We are now accepted as local market leaders in this specialised form of housing and we provide a fully managed scheme with all the comforts and security that purchasers could wish for.



ARCHITECTS' IMPRESSIONS OF NEW VILLAGE HALL AND PUBLIC TOILET

## THE NEEDS OF CHINNOR'S COMMUNITY

10 million of our national population are over pensionable age and 3 million more will retire in the next 2 years. In view of improved medical care the number of retired people will steadily rise to become one of the most dominate factors in society today which means a growing need for specialist accommodation appropriate to their needs.

Much of the housing now built by local authorities is for the elderly and Housing Associations are now heavily involved in sheltered housing. BANNER HOMES caters specifically for the private sector and our purchasers will have usually 'traded down' from the local family home that has proved too large to manage or is insufficiently secure to provide peace of mind. They no longer want the responsibility of a sizeable garden, though they are probably keen to keep a patio or window box well stocked and tended, and they need to know that although they are still leading independent lives, there is always someone on call should they need help.

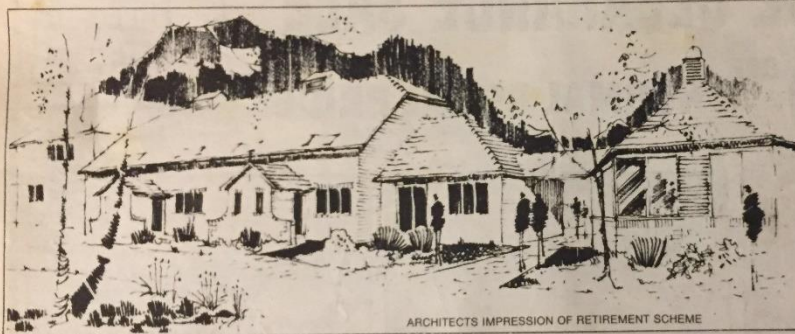
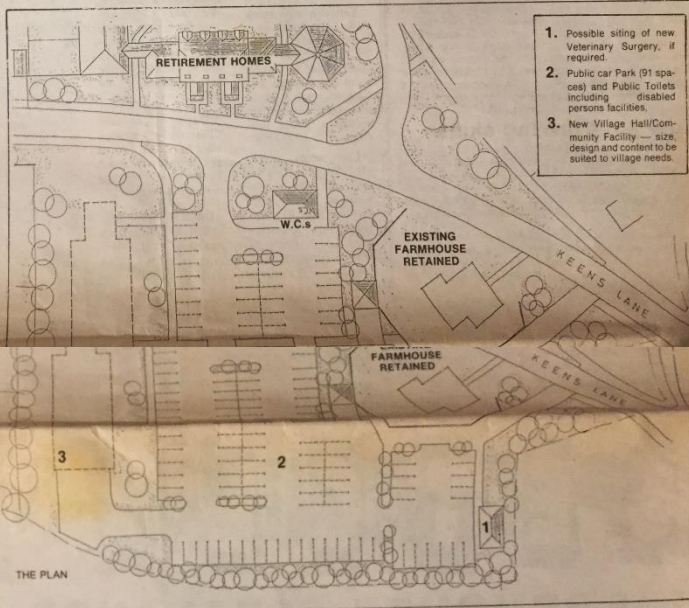
Chinnor has a population of 6,500 and assuming the national average of 20%, approximately 1,200 will be retired. There is no provision in Chinnor to cater for this growing need.

The village, "Hill Farmstead", as a suitable location that has proved too large for the elderly, who no longer want the responsibility of a sizeable garden, though they are probably keen to keep a patio or window box well stocked and tended, and they need to know that although they are still leading independent lives, there is always someone on call should they need help.

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## FACILITIES IN CHINNOR

Facilities in Chinnor are sadly lacking in some respects and it appears to us that in promoting the growth of Chinnor over the past 15/20 years both the developers and the planners have ignored the increased need for new community facilities and adequate public car parking. The "Hill Farm Site" is probably the only suitable site left in Chinnor for locating additional community facilities.



ARCHITECTS' IMPRESSION OF RETIREMENT SCHEME

## HOW CHINNOR WOULD BENEFIT

Banner Homes are prepared to set aside 2.12 acres of land within their site and construct a 91 space public car park with public toilets and alongside a new village hall facility, designed to suit community needs, all of which will be dedicated to the village.

## DEVELOPING IN SOUTH BUCKS



Central Government recognise that communities can benefit from developers providing local infrastructure as an integral part of their development proposals and this is now a widely accepted practice. Our proposals will ensure that something worthwhile is put back into the community.

Outline Planning Application has now been submitted on our behalf by our very experienced local architects Hall, Needham & Associates in Thame and outline plans of the project have been deposited with the Clerk to Chinnor Parish Council. The South Oxfordshire District Council will require evidence of local need and any person interested in acquiring either a retirement or family home should contact our Marketing Executive Miss Elaine Stratford on 0494 448681 who will be pleased to take details of requirements for our register.