

### Neighbour Consultee List

<b>Planning Application Reference:</b>	<b>17/02394/OUT</b>
<b>Location Of Development:</b>	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury
<b>Proposed Development Details:</b>	Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

### Neighbour(s) Consulted

1. West Ridge Berry Hill Road Adderbury Banbury OX17 3HF
2. Hammonds Berry Hill Road Adderbury OX17 3HF
3. Langley Berry Hill Road Adderbury Banbury OX17 3HF
4. Thistle Cottage 2 Nell Bridge Cottages Aynho Road Adderbury Banbury OX17 3NT
5. 69 Wallin Road Adderbury Banbury OX17 3FA
6. Cherry Tree Cottage Horn Hill Road Adderbury Banbury OX17 3EU
7. West Bank Horn Hill Road Adderbury Banbury OX17 3EU
8. West Bank Horn Hill Road Adderbury Banbury OX17 3EU
9. Shotover Lodge Horn Hill Road Adderbury Banbury OX17 3EU
10. Pennfields The Leys West Adderbury
11. 1 Keytes Close Adderbury Banbury OX17 3PB
12. 49 Molyneux Drive Bodicote
13. 15 Tarvers Way Adderbury Banbury OX17 3FR
14. 6 Dog Close Adderbury Banbury OX17 3EF
15. 7 Norris Close Adderbury Banbury OX17 3HD
16. Shotover Lodge Horn Hill Road Adderbury Banbury OX17 3EU
17. Karlanna Berry Hill Road Adderbury Banbury OX17 3HF

18. Briarwood Berry Hill Road Adderbury Banbury OX17 3HF
19. Berry Hill House Berry Hill Road Adderbury Banbury OX17 3HF
20. North Gables Berry Hill Road Adderbury Banbury OX17 3HF
21. 10 Lovett Road Byfield NN11 6XF
22. 59 Wallin Road Adderbury Banbury OX17 3FA
23. Tarvers 3 Croft Lane Adderbury Banbury OX17 3NB
24. Hammond Berry Hill Road Adderbury Banbury OX17 3HF
25. Crofton Berry Hill Road Adderbury Banbury OX17 3HF
26. Berry Cottage Berry Hill Road Adderbury Banbury OX17 3HF
27. Three Spires Berry Hill Road Adderbury Banbury OX17 3HF
28. Last House Berry Hill Road Adderbury Banbury OX17 3HF
29. The Gables Berry Hill Road Adderbury Banbury OX17 3HF
30. Shaldon Berry Hill Road Adderbury Banbury OX17 3HF
31. Mayfield House Berry Hill Road Adderbury Banbury OX17 3HF
32. 3 Walton Avenue Twyford Banbury OX17 3JY
33. 31 Rochester Way Twyford Banbury OX17 3JU
34. Touchwood Berry Hill Road Adderbury Banbury OX17 3HF
35. 6 Wallin Road Adderbury Banbury OX17 3FA
36. Cherry Tree Cottage Horn Hill Road Adderbury Banbury OX17 3EU

CDC  
22 MAR 2018  
POST ROOM

Cherry Tree Cottage,  
West Addenbury,  
Banbury,  
OXON OX173EU  
18th March 2018

Mr P. Freeman,  
Interim Director of Dev. Managt + Regeneration,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury,  
OXON OX15 4AA

Dear Mr. Freeman,

17/02394/OUT Amended/Additional Planning/Addenbury

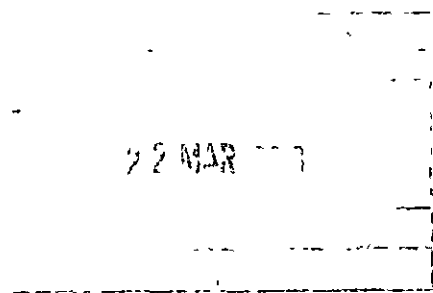
In addition to the comments I made previously on the above application, I would like to add my further objections to the proposed development

- This development proposes to double the number of houses that are in the whole of Berry Hill Road. Clustered together in one field would significantly alter the character and appearance of this part of the village, which at present offers a picturesque rural entry
- Cherwell District Council's Conservation Appraisal highlighted this area as being of high landscape value. The long and short views illustrated in the proposals compare with little worth.
- Berry Hill Road is suffering many deep potholes and already needs attention. This development, with the added traffic it would bring would only serve to worsen the quality of the road surface to the point of disintegration
- Within the last ten years, Addenbury has had five estates built at its edges. The village is already at full capacity in terms of its infrastructure and services.
- The proposed 2metre wide footpath is of urban proportions and unsuitable for a rural setting

- The refuge on the boundary of the Conservation Area is out of keeping and I suspect the road is not wide enough
  - There have been a number of accidents on the bend in the road, in front of Oak Tree Cottage (bollards are now in place) a path here would be a danger for pedestrians
  - For a number of reasons; volume and speed of traffic, poor visibility, the proposed crossing place in Horn Hill Road is in a dangerous place
  - From an aesthetic point of view, the path and crossing in Horn Hill Road is in the conservation area in front of listed buildings. The urban character of these proposals would cause a significant, negative impact on the character and appearance of this area
- I therefore ask the elected members <sup>and others</sup> to refuse this application.

Yours sincerely,

(IAN JELFS)



**From:** Public Access DC Comments  
**Sent:** 26 December 2017 13:32  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:31 PM on 26 Dec 2017 from Mr Kevin Underwood.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr Kevin Underwood

**Address:** Langley, Berry Hill Road, Adderbury, Banbury OX17 3HF

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** I object because Berry Hill Road is already too busy and we have just had two large developments in Adderbury fields and Clock Makers Turn completed. There are more houses being built in the centre of the village and the amenities are already overstretched. Doctors, shops, schools are inadequate already in Adderbury. The open fields where this development is proposed are some of the few still remaining and should not be used for more housing. There are plans to close the Horton Hospital so local healthcare will be hugely impacted and inadequate.

**From:** Public Access DC Comments  
**Sent:** 23 December 2017 17:21  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:20 PM on 23 Dec 2017 from Mr Robert Grigsby.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr Robert Grigsby  
**Address:** 59 Wallin Road, Adderbury, Banbury OX17 3FA

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Hi,

I would like to object to this development for the following reasons: -

The traffic at in Berry Hill Road is already excessive with significant issues exiting the road onto the A4260 both during the morning and evening.

There have been three recent developments in Adderbury that have already significantly expanded the village. The village facilities are unable to cater for the current village population with a limited village shop and irregular post office.

The local school, although recently expanded is struggling for funding and not in a position to take on further children.

The proposed development goes against the previously agreed neighbourhood plan for the Cherwell district and removes another greenfield site in the village.

Thanks  
Robert Grigsby

**Sent:** 08 December 2017 10:36

**To:** Planning

**Subject:** Planning Application Consultation-17/02394/OUT

Dear Sirs

[Planning Application Consultation-17/02394/OUT](#)

We strongly object to sixty more houses being built in Adderbury. We can barely move in the village now for building sites.

The new wings on the school are just adequate to cope with the intake.

We have no surgery in the village.

The roads have difficulty in coping with all the traffic at present.

We hope Planners will strongly object to this application - enough is enough.

Mike and Joyce Cox 3 Walton Avenue Twyford OX17 3JY



**From:** roger dixon  
**Sent:** 20 December 2017 22:58  
**To:** Planning  
**Subject:** 17/02394/OUT

From :-  
Roger T Dixon  
Last House  
Berry Hill Road  
Adderbury  
OX17 3HF

Further to your letter dated 5<sup>th</sup> December 2017, regarding the above planning application, I must lodge a strong objection to the granting of planning permission on this plot of land.

This green field site falls outside the boundary of the village laid out in the Adderbury Neighborhood Plan, as lodged with CDC.

All previous planning applications for this land, for a dwelling and stabling (1986) and subsequent appeal (1987), for a bungalow (Oct 2005), for 5 detached houses and 2 terraces of 6 affordable houses (June 2006) and the subsequent appeal (March 2007), have all been refused. The reasons for refusal of those applications are just as relevant today as they were at the time. The view across the site towards the Conservation Area of the village and the church of St Mary the Virgin remains an important visual connection from the southern aspect, as described in the Category A Village Analysis (March 2016)

During the past 5 years more than 180 new homes have been built , on what was agricultural land on the edges of the village. This represents a significant increase on the number of homes by which a large village like Adderbury was anticipated to be enlarged, according to the Adopted Cherwell Local Plan 2011-2031. Surely there can be no justification to grant planning permission for another major development of 60 more dwellings, now.

With all the development which has already taken place, the infrastructure of the village is already under considerable pressure. Traffic is a major issue particularly, along Berry Hill Road, onto which both vehicular and pedestrian traffic from the site would exit. There are no pedestrian footways on Berry Hill Road. There is already significant congestion at the traffic lights in the centre of the village, particularly at busy periods morning and evening. The village school, currently being extended to it's capacity, can take no more and schools in other local villages have similar capacity issues.

There can be little doubt that should permission be granted, then further applications for the field opposite the site under consideration, and other similar sites of currently prime agricultural land, on the edges of the village will be put before the CDC. Now is the time to call a halt to this exploitation of an attractive village location and I urge you to fully consider these factors and refuse the application.

Thanks, in anticipation.

Roger T Dixon

> -----Original Message-----

> From: Julie Avery

> Sent: 19 December 2017 20:15

> To: Planning

> Subject: Planning objection Adderbury 17/02394/OUT

>

> As a resident in Adderbury I'm objecting to the above proposal. The village has had many developments already and the village as a whole has very few facilities to accommodate its growth. The post office it claims to have, is a pop up a few hours a week and there is no Taste Buds Restaurant and the tiny village 'shop' is very basic. I believe this confusion is the facilities in Deddington which has these town amenities.

> The most important factor however is the dangerous junction, getting out from Berry Hill Road to the A4260. Having a development incredibly near to this junction will surely increase the risk of crashes that have happened here recently.

> Ultimately, why is it acceptable to disregard the Adderbury village plan?

>

> Kind regards

>

> Mrs Julie Avery

69 Wallin Road, Adderbury. Banbury. OX17 3FA

>

> Sent from my iPad

>

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Mr S A & Mrs D A Mobbs. Mr A S J Mobbs  
Three Spires,  
Berry Hill Road,  
West Adderbury  
Oxon,ox17 3hf  
21.12 17

F.A.O. Caroline Ford

Ref Application No; 17/02394/OUT

We write to convey our strong objection to this proposal.

Adderbury has been and still is, the subject of ongoing ,numerous,inappropriate new developments. The latest of which is at the East of Berry Hill Road/Milton Road. This development has ruined the once rural entrance to the village which was so attractive but has now been lost. We have been, and still are, suffering from a huge increase in noise pollution,traffic congestion and narrow roads now used as speeding rat runs. The road surfaces are in a terrible condition and the rural nature of these roads cannot cope with the volume and type of traffic.

We are aware that the latest development on the Milton Road was actually above and beyond of what was expected /required in terms of Adderbury providing it's quota of housing.

Local services are collapsing under the impact of these developments and the historic Ironstone village of Adderbury is being swallowed up. Traffic on the busy and dangerous junction at the Berry Hill Road / Oxford Road is getting worse and the traffic is often at a standstill attempting to get to and from Banbury and Oxford.

The walk from Berry Hill Road junction with Oxford Road is almost impossible as walking access to the village, due to being on the main A4360 with cars travelling in excess of 40mph. Attempts to cross this road are very dangerous. There is no footpath going in the opposite direction to get to the village,again over half a mile away .

The threat of developing this parcel of land has been with us for many years. In 2005/2006 the planning officer noted Adderbury's objections ,these included comments from Adderbury Conservation Action Group. The Planning Officer stated that the view from the Oxford Road/Berry Hill Road entrance to the village was indeed the finest, uninterrupted view of the Historic Church and Spire and the basin of the village and conservation area.

This argument has not changed and ANY development would render the view lost forever.

We despair that there will be much regret in years to come, when if such treasure is given over to more, inappropriate development sited particulary outside of the village boundary.

The use of "brownfield" sites should be sought and used as surely this is the intelligent option when we see empty ,run down buildings,unoccupied for a number years which are quite often a blot on the landscape. Banbury town centre is a prime example of this and is a most depressing site . Some of these areas are better placed for providing other important services needed for new developments.

We hope that you will take our views into consideration and that any proposal for development on this site will be rejected.

Your Sincerely.

Denise Mobbs  
Stephen Mobbs  
Alexander Mobbs

Cc Adderbury Conservation Action Group  
Adderbury Parish Council  
Adderbury History Association

**From:** Elaine Walton  
**Sent:** 13 December 2017 20:00  
**To:** Planning  
**Subject:** Planning permission 17/02394/OUT

Are you seriously considering allowing the building of yet even more houses in Adderbury!

Haven't we had enough house building in this village - we wont be a village soon and if you dont stop agreeing to all this building in the surrounding villages we will all end up being a suburb of Banbury.

Houses that our village young adults can afford are never built with permission for expensive ugly red brick houses that sell for £300+ being granted.

Adderbury has seen several building sites in the last few years and yet nothing is done to address the infrastructure of the village. Roads, schooling, public transport, shops, play areas etc have all been ignored and the increase in traffic is extremely noticeable.

I am at a loss to understand why yet another parcel of land is being considered for 60 houses.

Hopefully you planners will come make the right decision and decline this application.

kind regards  
Elaine Walton  
31 Rochester Way  
Twyford  
Nr. Banbury  
Oxon  
OX17 3JU

**From:** Graham Westwood  
**Sent:** 20 December 2017 12:40  
**To:** Planning  
**Subject:** Planning Application 17/02394/OUT

Dear Sir

I am writing to object to the planning application for up to 60 dwellings on land north of Berry Hill Road Adderbury on the following grounds:

1. The site is located outside the settlement boundary as defined in the Adderbury Neighbourhood Plan. The proposal would result in an extension of development beyond the built up limits of the village and as such constitutes development in open countryside. The approval of dwellings on this site would be likely to encourage further proposals for development of the land adjoining this site resulting in the further extension of an undesirable form of ribbon development into open countryside.
2. The site represents a particularly pleasant part of the open countryside and allows an attractive view of the village church. The site is an important green open area on the edge of the settlement that makes a significant contribution to the character and appearance of this part of Adderbury. The introduction of the proposed dwellings would represent an urban form of development which would significantly diminish the character and appearance of the area and would not integrate well into this particular setting. The proposal would not conserve or enhance the environment and would diminish an Area of High Landscape Value.
3. The village has limited provision of local facilities and these are located some distance away from the site. As a result, the future occupants would undoubtedly rely on their own private cars for commuting and shopping. Thus the proposal would lead to a material increase in car-borne commuting and would result in a development that significantly compromises the principles of sustainable development.
4. The Cherwell Plan provides for 750 homes to be built in the 22 Category A Villages (excluding Kidlington) by 2031. It proposes a balanced distribution of rural housing growth across these villages. To date Adderbury has had 180+ dwellings approved which is more than its fair share.
5. The proposed site and the adjoining fields provide a valuable habitat and corridor for wildlife. The following are just a few of the species which inhabit the area:  
Bats, Badgers, Barn Owls, Foxes, Grass Snakes, Hedgehogs, Muntjac Deer, Roe Deer, Tawny Owls. Photographic and video footage can be provided if required.

I would urge you to reject the development proposal on the basis that Cherwell has an ability to demonstrate an up to date five year land supply and that it is contrary to policies ESD13, ESD 15 and Policy Villages 2 of the adopted Cherwell Local Plan 2011 – 2031.

Yours faithfully

G.M. Westwood  
Pennfields, The Leys, West Adderbury

Planning & Development  
Cherwell District Council  
Bodicote house  
Bodicote  
Banbury  
OX15 4AA

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

2<sup>nd</sup> January 2017

Dear Sirs

**Planning Application 17/02394/OUT**

17/02394/OUT | Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East Of Last House Adjoining and North of Berry Hill Road Adderbury

We wish to make the following objections to the above application.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.
- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.
- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.
- This site was rejected in the 2014 Strategic Housing Land Availability the reason being “The site is relatively remote from local services and facilities in Adderbury, and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village.”
- The proposed development is not within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13
- Whilst in isolation this site does not flood the surface water run could be ameliorated with SUDS or a balancing pond the cumulative effect of a number of albeit ameliorated discharges into Sor Brook has the potential to increase flooding in Adderbury.
- The site is 1,980 metres to the village centre and 490 metres to the nearest bus stop and whilst the applicant suggests that use will be made of public rights of way for walking and cycling to access shopping facilities the reality will be increased car use for this outlying site...
- The Transport Statement within the application is as follows “*The traffic impact of the development has been predicted using the TRICS database and has shown the impact of the proposals will be minimal and will not have a material impact on the local highway network. • Given the low increase in trips as a result of the proposals, it is evident that the additional traffic can be accommodated onto the local highway network and will not give rise to any traffic or highways issues.*” “is what it states, a predication which invariable is always optimistic from applicants. The actual visual reality is that both Berry Hill Rd and the Oxford Rd are seeing major traffic flow problems and the cumulative effect of developments further a field is a major contribution to the present problems. This development will only exacerbate the traffic issues further. Oxford County council appear to have no strategy to deal with the emerging traffic problems and therefore no development should be considered until a coherent strategy is provided.

- The application does not comply with Policy ESD13, of the Cherwell Local Plan still apply.
- The application does not comply with retained policy C.33.
- The site lays a few hundred metres from pre-historic remains and therefore an archaeological field evaluation will need to be undertaken ahead of any consideration of this application.

We trust that you will reject this most unsuitable development..

Yours sincerely

Ann and Colin Astley



**From:** Jessica Dixon [  
**Sent:** 20 December 2017 00:10  
**To:** Planning  
**Subject:** Fwd: (17/02394 OUT) Objection to planning permission

Sent from my iPhone

Begin forwarded message:

**From**  
**Date:** 19 December 2017 at 23:49:21 GMT  
**To:** [planning@cherwell-dc.gov](mailto:planning@cherwell-dc.gov)  
**Subject:** (17/02394 OUT) Objection to planning permission

Dear Sir/Madam,

I would like to formally object to the recent planning application (17/02394 OUT) on Berry Hill Road. I would like to object on the following grounds:

1. The village can not cope with the level of houses being built, we have had four large estates built within 24 months, there are not enough village facilities such as shops, school etc to build more houses at this time.
2. The school is already overflowing and has been extended, the original plans to move the school to a new site was decided against with only an extension being put out on to the school, this extension had only taken into account the recent buildings, any more would mean not having spaces required at the school for families moving to the area.
3. The roads are already largely congested along the Oxford Road and Aynho Road during rush hours making it extremely difficult to travel during these times, adding more housing will only exacerbate this issue.
4. The amount of new housing being built is ruining the feel and look of a country village. We must stop building on all the village land to keep the village feel.

The rate that housing is going up in this area is completely ruining the countryside in this area. I am imploring you to think about the result of this planning permission and how this affects the local residents already living in Adderbury. Roads are hugely congested and facilities minimal, adding yet more building will just make issues we already have much bigger. Adderbury used to be a village, please stop attempting to make it a town and REJECT this current application.

Regards  
Jessica Dixon

My address is 15 Tarvers Way Adderbury, OX17 3FR.

Sent from my iPhone

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**From:** Public Access DC Comments  
**Sent:** 18 December 2017 21:09  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:08 PM on 18 Dec 2017 from Mr Andrew Mahony.

### **Application Summary**

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Andrew Mahony

**Email:**

**Address:** Shaldon, Berry Hill Road, Adderbury, Banbury OX17 3HF

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** This parcel of land has had previous planning applications refused by Cherwell District Council and the decision for refusal was upheld when taken to Appeal to the Secretary of State. We believe that the reasons for refusal of proposed developments in the past still apply today. We object to development on this parcel of land as follows:

The proposed development falls outside the natural boundary of the village and will result in development beyond the built up limits of the village.

It is an undesirable form of ribbon development into the beautiful natural open countryside, and granting permission would set a precedent for further applications.

The site provides an attractive rural gateway to the village and a development would be detrimental to the

visual amenities of the area and would detract from the rural landscape and it has a "most attractive view of the village church from Berry Hill Road when seen from the highway along the frontage of the site, a view which enhances the approach to the village with the church marking the settlement".

It would be detrimental to the conservation area, destroying views of the village and church.

The area is important for local wildlife including owls, bats, woodpeckers, hedgehogs, deer, swallows, the fieldfares that return each year and the pairs of buzzards that return each year to raise their young.

The site is remote from the village centre and local school.

This development could have a serious impact on traffic at the Berry Hill Road / Oxford Road junction.

Adderbury has seen a number of major housing developments during very recent years and we feel very strongly that losing yet another parcel of beautiful countryside will be detrimental to the village.

We respectfully ask that you give consideration to our objections when considering this application.

**From:** Public Access DC Comments  
**Sent:** 27 December 2017 10:12  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:11 AM on 27 Dec 2017 from Dr Wendy Ockenden.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford  
[Click for further information](#)

## Customer Details

**Name:** Dr Wendy Ockenden  
**Address:** 7 Norris Close, Adderbury, Banbury OX17 3HD

## Comments Details

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Surely Adderbury does not need more new homes? Over the past couple of years, we have had hundreds built which has had a considerable negative impact on the infrastructure. For example the volume of traffic on Berry Hill Road and through the village has increased dramatically and the road surfaces have deteriorated significantly. More new homes as those proposed will exacerbate the problems. These homes are not integrated to the village and families will therefore need to use cars as to get to school etc. The houses will have a negative impact on the view of the village when approaching from the south, possibly obliterating the view of the church. Planners have failed to ensure the Clockmakers Turn houses blend into the village and this is likely to be the case again here. This development would have an adverse effect on the wildlife, with yet more trees being removed to make way for houses. All of the new homes built to date are out of the range of affordability for the young people that want to stay in the village - and for others too. Enough! As a family we strongly object to this unnecessary proposed development.

**Sent:** 19 March 2018 15:30  
**To:** Planning  
**Subject:** 17/02394/OUT

Sent from [Mail](#) for Windows 10

From:-

Roger T Dixon

Last House

Berry Hill Road

Adderbury

OX17 3HF

Following the amendment to the original planning application ( for 60 dwellings ) to reduce the number of dwellings to 53, I am driven to write again to re-emphasize the objections to this application, contained in my email dated 20 th December 2017.

This green field site lies outside the boundary of the village as laid out in the Adderbury Neighbourhood Plan, as lodged with CDC. Since Adderbury has been subject to a number of large developments approved since 31 March 2014 totalling 185 dwellings, a further development of 53 dwellings on agricultural land outside the boundary of the village would represent a significant intrusion of built development into an important part of the open countryside.

According to the Council's Draft Housing and Economic Land Availability Assessment (August 2017) this site is not considered to be suitable for development for a variety of reasons, which I do not need to reiterate. Also, taking into consideration the Council's ability to demonstrate a five year housing land supply and the number of dwellings already permitted in Adderbury there would seem to be no pressing need to release additional green field agricultural land for development.

Also, according to the Council's Annual Monitoring Report 2017 there are just 86 dwellings remaining to be identified of the 750 allocated for rural areas until 2031. So granting Planning Permission for this application would not be in accord with the strategy within the Local Plan for the provision of sustainable development over the whole of the plan period and the whole of the district, bearing in mind recent developments in Adderbury.

Thanks in anticipation of your consideration of these objections.

**From:** Public Access DC Comments  
**Sent:** 28 December 2017 15:19  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:18 PM on 28 Dec 2017 from Mr john osborne.

## **Application Summary**

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with  
associated landscaping, open space and vehicular access  
off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## **Customer Details**

**Name:** Mr john osborne

**Address:** West Ridge, Berry Hill Road, Adderbury, Banbury OX17  
3HF

## **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### **Reasons for comment:**

**Comments:** Reasons why I object:

- 1) Its outside the proposed residential boundary in the neighborhood plan
- 2) Adderbury has already had significant new developments which has increased the number of households by c10%
- 3) There is no planned change to infrastructure such as schools to support the new households
- 4) It will have an adverse effect on the nature of Berry Hill Road
- 5) It will increase traffic on Berry Hill Road which is already suffering increased traffic from both Adderbury and Bloxham developments
- 6) Acceptance would create a precedent and open up further applications from owners of land opposite this proposed development.
- 7) It will further increase demand on the Horton Hospital which is facing cuts and have a negative impact on the service available.

**From:** Public Access DC Comments  
**Sent:** 29 December 2017 13:05  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:04 PM on 29 Dec 2017 from Mr Jason Trinder.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford  
[Click for further information](#)

## Customer Details

**Name:** Mr Jason Trinder

**Email:**

**Address:** Mayfield House, Berry Hill Road, Adderbury, Banbury  
OX17 3HF

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Dear Sirs,

We strongly object to this proposed development.

As residents of Berry Hill Road for a number of years, we have witnessed first hand the negative impact the developments on the adjoining Milton Road have brought upon the area with the substantial increase in air pollution, noise pollution and traffic congestion.

Berry Hill Road is a rural road and is already in a state of disrepair due to the heavy construction traffic which has been constantly using it for the last two years whilst the Milton Road developments have been being built.

The threat of developing this parcel of land has been with us for many years. In 2005/2006 the planning

officer noted Adderbury's objections, these included comments from Adderbury Conservation Action Group. The Planning Officer also stated that the view from the Oxford Road/Berry Hill Road entrance to the village was the finest, uninterrupted view of the Historic Church and Spire and the basin of the village and conservation area and this view should be preserved. This has not changed and any development to this area would render the view lost forever.

The location of this site is also outside of the village boundary and all of the local facilities which are already under severe pressure are some distance away. As a result, the future occupants would undoubtedly rely on their own private cars to commute and to pick up their shopping. Thus the proposal would lead to a material increase in car-borne commuting and would result in a development that significantly compromises the principles of sustainable development.

We therefore conclude that the proposed development would result in the provision of houses in an unsustainable location.

We hope that you will take our views into consideration and that any proposal for development on this site will be rejected.

Yours Sincerely

Jason Trinder & Tamsin Trinder



**From:** Public Access DC Comments  
**Sent:** 14 December 2017 16:39  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:38 PM on 14 Dec 2017 from Mr Allan Hunt.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr Allan Hunt

**Address:** Touchwood, Berry Hill Road, Adderbury, Banbury OX17 3HF

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** A development is outside of Adderbury neighbourhood plan would bring traffic onto an already busy Road which is in a 30 mph zone.  
We have had two developments the other end of Berry Hill road and if this development went ahead it would make the traffic dangerous.  
Adderbury has had a lot of new developments and I object strongly to losing another field in this beautiful village.  
Allan and Gill Hunt  
Touchwood  
Berry Hill road

**From:** Public Access DC Comments  
**Sent:** 19 December 2017 20:32  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:32 PM on 19 Dec 2017 from Mrs Julie Avery.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford  
[Click for further information](#)

## Customer Details

**Name:** Mrs Julie Avery

**Email:**

**Address:** 69 Wallin Road, Adderbury, Banbury OX17 3FA

## Comments Details

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** First and main objection being the dangerous junction from Berry Hill Road to the A4260, having an entrance to a large estate extremely close to this junction will further increase the accidents that have already occurred.  
The facilities mentioned such as post office, ( a pop up for a few hours only in Adderbury) and Taste buds Restaurant, seem to have been confused with the much greater facilities in Deddington.  
Lastly why should there be a total disregard to the Adderbury Village Plan, this is not acceptable?

**From:** Annie Turner  
**Sent:** 20 March 2018 14:12  
**To:** Planning  
**Subject:** Re: Planning Application NO 17/02394/OUT Holins Strategic Land LLP

Dear Sirs

I wish to raise objections to the application to build up to 60 houses on this site in Berry Hill Road.

I take great exception to Building Development being allowed along Berry Hill Road as we have no footpaths and a large volume of traffic.

I am Disabled suffering from secondary progressive MS which means I am wheelchairbound . One of my greatest pleasures daily is to be able to sitting on my scooter take my terrier for a walk along Berry Hill Road on her lead and the volume of traffic is already busy. To increase the volume of traffic using this road would render this pleasure for myself impossible.

Adderbury already has accepted more than its quota of new house in four substantial developments.

Yours faithfully

Mrs Anne R Turner  
Hammonds  
Berry Hill Road  
Adderbury  
Oxfordshire  
OX17 3 HF

**From:** Public Access DC Comments  
**Sent:** 26 December 2017 21:35  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:34 PM on 26 Dec 2017 from Mrs Carly Castle.

## **Application Summary**

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with  
associated landscaping, open space and vehicular access  
off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## **Customer Details**

**Name:** Mrs Carly Castle

**Address:** Tarvers, 3 Croft Lane, Adderbury, Banbury OX17 3NB

## **Comments Details**

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

### **Reasons for comment:**

**Comments:** I completely objected to the proposal of another 60 houses being built in Adderbury. We have had a number of developments to our village recently and I have seen first hand the negative impact of this. Our village is already over crowded and the beautiful views and landscape is fading rapidly. Our lovely small village school Now has double entry admissions due to the village expansions and is now getting bigger and now unrecognisable.

**From:** Denise Mobbs  
**Sent:** 21 March 2018 17:44  
**To:** Planning  
**Subject:** Fwd: Application No; 17/02394/OUT

We write again to object to any development on this parcel of land. It is clear that this amended /additional application will be the start of continued attempts for the applicants to get their own way. As already written in our letter sent to object in December the arguments for not building more housing remain the same.

Yours sincerely

Denise Mobbs  
Stephen Mobbs  
Alexander Mobbs

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From: Denise Mobbs  
Sent: Thursday, December 21, 2017, 14:35  
Subject: Application No; 17/02394/OUT  
To: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)

J Mobbs

Mr S A & Mrs D A Mobbs. Mr A S

Three Spires,  
Berry Hill Road,  
West Adderbury  
Oxon,ox17 3hf  
21.12 17

F.A.O. Caroline Ford

Ref Application No; 17/02394/OUT

We write to convey our strong objection to this proposal.

Adderbury has been and still is, the subject of ongoing ,numerous,inappropriate new developments. The latest of which is at the East of Berry Hill Road/Milton Road. This development has ruined the once rural entrance to the village which was so attractive but has now been lost. We have been, and still are, suffering from a huge increase in noise pollution,traffic congestion and narrow roads now used as speeding rat runs. The road surfaces are in a terrible condition and the rural nature of these roads cannot cope with the volume and type of traffic.

We are aware that the latest development on the Milton Road was actually above and beyond of what was expected /required in terms of Adderbury providing it's quota of housing.

Local services are collapsing under the impact of these developments and the historic Ironstone village of Adderbury is being swallowed up. Traffic on the busy and dangerous junction at the Berry Hill Road / Oxford Road is getting worse and the traffic is often at a standstill attempting to get to and from Banbury and Oxford.

The walk from Berry Hill Road junction with Oxford Road is almost impossible as walking access to the village, due to being on the main A4360 with cars travelling in excess of 40mph. Attempts to cross this road are very dangerous. There is no footpath going in the opposite direction to get to the village, again over half a mile away .

The threat of developing this parcel of land has been with us for many years. In 2005/2006 the planning officer noted Adderbury's objections ,these included comments from Adderbury Conservation Action Group. The Planning Officer stated that the view from the Oxford Road/Berry Hill Road entrance to the village was indeed the finest, uninterrupted view of the Historic Church and Spire and the basin of the village and conservation area. This argument has not changed and ANY development would render the view lost forever. We despair that there will be much regret in years to come, when if such treasure is given over to more, inappropriate development sited particularly outside of the village boundary.

The use of "brownfield" sites should be sought and used as surely this is the intelligent option when we see empty ,run down buildings,unoccupied for a number years which are quite often a blot on the landscape. Banbury town centre is a prime example of this and is a most depressing site . Some of these areas are better placed for providing other important services needed for new developments.

We hope that you will take our views into consideration and that any proposal for development on this site will be rejected.

Your Sincerely.

Denise Mobbs  
Stephen Mobbs  
Alexander Mobbs

Cc Adderbury Conservation Action Group  
Adderbury Parish Council  
Adderbury History Association

**From:** Public Access DC Comments  
**Sent:** 20 March 2018 20:48  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:48 PM on 20 Mar 2018 from Mr john osborne.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr john osborne

**Email:**

**Address:** West Ridge, Berry Hill Road, Adderbury, Banbury OX17  
3HF

## Comments Details

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object on the following basis:  
Proposed development will destroy the current aesthetic appeal of Berry Hill Road.  
Its outside the proposed residential development area  
Adderbury has already taken its share of new developments  
The current health, education and road infrastructure is already stretched and planned changes at the Horton will make the situation worse.  
The revised plan is such that that should this be approved further applications will be made to maximize the development potential.

>

> -----Original Message-----

> From: Joanna Dixon

> Sent: 20 December 2017 10:48

> To: Planning

> Subject: Objection to planning permission on Berry Hill Road, Adderbury. 17/02394/OUT

>

> Dear whom it may concern,

>

> I wish to declare my objection to the above application.

>

> This is for several reasons;

> 1) It is against Adderbury's Neighbourhood Plan.

> 2) The school is too small to cope with another influx of new children from yet another housing estate.

> 3) The village roads were not built to withstand this amount of traffic thus leaving the current residents of Adderbury and the surrounding area with traffic jams, queues and more accidents when they try to go anywhere by car.

> 4) The added pollution by the increase in cars in the roads is not needed or wanted in Adderbury.

> 5) Berry Hill Road is one of the last green areas still in tact in the village and houses lots of wildlife. All of which deserves a home without interruption by builders etc.

>

> Therefore I wish to heavily object to application 17/02394/OUT

>

> Yours Sincerely

>

> Joanna Humphrey

10 Lovett Road

Byfield

NN11 6XF

> Sent from my iPhone

>

>

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PLANNING DEPT.  
CHERWELL DISTRICT COUNCIL  
BODICOTE HOUSE  
BODICOTE  
BANBURY  
OXFORDSHIRE  
OX15 4AA

Dec. 15<sup>th</sup> 2018

**Ref: Application No. 17/02394/OUT**

Dear Sir

We strongly object to this proposed development.

Firstly it is outside the natural envelope of the village boundary.

Secondly Berry Hill Road is just not capable of receiving any further increase in traffic.

The road in it's present form is a very substandard construction and is of a rural nature. It is in a deplorable state, due mainly to the increased heavy traffic associated with the developments that are appearing to the East of Berry Hill Road.

Having to contend over the last two years with this increase in noise and pollution, due to this traffic, much stress and concern has been engendered.

This village has had a great amount of new development and the recent construction on the Milton Road to the East of Berry Hill Road is not in keeping with the village and more suited to a scenario out of "Coronation Street"

Local services are not capable of coping with another such development. There will be regret in years to come in such indiscriminate growth of private housing

There are plenty of "brown field" sites within the confines of Banbury which could be developed and not remain an eyesore.

We trust these factors will be considered and consequently a refusal will be made on this development.

Yours Sincerely

**From:** Public Access DC Comments  
**Sent:** 22 March 2018 20:22  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:21 PM on 22 Mar 2018 from Miss Teresa Wilkinson.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Miss Teresa Wilkinson

**Email:**

**Address:** 6 Dog Close, Adderbury, Banbury OX17 3EF

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** I made an objection in the December consultation on this application. My views have not changed with the minor alterations now made to these plans. The character of Adderbury is being completely changed by a series of major building projects, usually involving ribbon development, and invariably contravening the wishes of the majority of villagers, as expressed in the Neighbourhood Plan. We will soon be joined, along with Bodicote, into a suburb of Banbury. Yet in addition we are losing the amenities so crucial to such a huge population expansion. We have not failed to fulfil our provision of new housing, but you, the council, are failing us, and our children, who will not inherit this beautiful countryside, but just a sprawling urban mass. Please champion what we still have. Thank you.

CF

CDC  
18 DEC 2017  
POST ROOM

**H & B. A. Davies**

'Karlanna'  
Berry Hill Road  
West Adderbury  
Oxfordshire OX17 3HF

Tel: [REDACTED]

E-mail: [REDACTED]@gmail.com

PLANNING DEPT.  
CHERWELL DISTRICT COUNCIL  
BODICOTE HOUSE  
BODICOTE  
BANBURY  
OXFORDSHIRE  
OX15 4AA

Dec. 15<sup>th</sup> 2018

**Ref: Application No. 17/02394/OUT**

Dear Sir

We strongly object to this proposed development.

Firstly it is outside the natural envelope of the village boundary.

Secondly Berry Hill Road is just not capable of receiving any further increase in traffic.

The road in it's present form is a very substandard construction and is of a rural nature. It is in a deplorable state, due mainly to the increased heavy traffic associated with the developments that are appearing to the East of Berry Hill Road.

Having to contend over the last two years with this increase in noise and pollution, due to this traffic, much stress and concern has been engendered.

This village has had a great amount of new development and the recent construction on the Milton Road to the East of Berry Hill Road is not in keeping with the village and more suited to a scenario out of "Coronation Street"

Local services are not capable of coping with another such development. There will be regret in years to come in such indiscriminate growth of private housing

There are plenty of "brown field" sites within the confines of Banbury which could be developed and not remain an eyesore.

We trust these factors will be considered and consequently a refusal will be made on this development.

Yours Sincerely

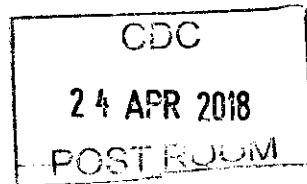
[REDACTED]

HOWARD DAVIES

[REDACTED]

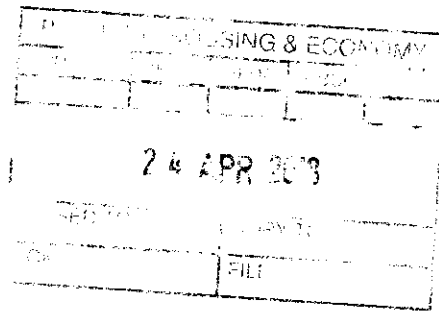
BARBARA DAVIES

Ms. Caroline Ford,  
Planning Department,  
Cherwell District Council,  
Bedouste House,  
Banbury,  
OXON OX15 4AA



Cherry Tree Cottage,  
West Adderbury,  
Banbury,  
OXON OX17 3EU

22nd April '18



Dear Ms. Ford,

Further to our recent telephone conversation, I have read the most recent report from O.C.C. concerning the S106 benefits attached to the proposed development 17/02394/OUT Berry Hill Road, Adderbury. Whilst O.C.C. made comments in some detail, which referred to the junction of Berry Hill Road with Oxford Road, little was made of the junctions of Berry Hill Road / Milton Road / Horn Hill Road and the other end of Berry Hill Road.

I remain concerned about a width of 2m for the path in Berry Hill Road and the visual impact it will have and doubt that there is 2m available in front of Oak Tree Cottage.

The proposed plans leading into Horn Hill Road are a worry. As a result of three roads conjoining, this has proven to be a dangerous spot. I can recall seven occasions when vehicles have left the road here, five of which have damaged Oak Tree Cottage and Cherry Tree Cottage (leg demolishing porches), the remaining two, breaking down bollards or driving into the bank/hedge; in addition to numerous bumps and shunts. I have lost three cats to road-kill outside Cherry Tree Cottage.

I cross this road every day (by car, two wheels or on foot) and frequently witness fast moving traffic (too fast) and increasing volumes of traffic. Visibility is poor. Traffic is travelling from three directions, resulting in a tendency for drivers to look for traffic from one direction whilst

driving in another direction, momentarily. The siting of a crossing at this point is not the safest point; in fact it is dangerous. A clear view of the three ways is possible for neither pedestrian or driver. In general, people tend to cross the road (Horn Hill) further up or further down the street. I would also add that Horn Hill Road is a narrow road, large vehicles pass only by mounting the pavement or eroding the grass verges.

In addition, I believe that a path which is routed partially across a stretch of well maintained grass, would have a negative visual impact on this part of the village, urbanising the conservation area. All these buildings at this point are listed. Paragraph 132 of the NPPF states that "...any harm to a listed building must have clear and convincing justification." Whilst ~~also~~ a path along Berry Hill Road is justified the crossing and its siting are questionable. The point chosen in this instance is neither the safest place for public benefit nor in sympathy with its surroundings.

I do hope you will find my observations and 'local knowledge' of some use in your future discussions.

Yours sincerely,



Planning & Development  
Cherwell District Council  
Bodicote house  
Bodicote  
Banbury  
OX15 4AA

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

2<sup>nd</sup> January 2017

Dear Sirs

**Planning Application 17/02394/OUT**

17/02394/OUT | Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East Of Last House Adjoining and North of Berry Hill Road Adderbury

We wish to make the following objections to the above application.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.
- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.
- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.
- This site was rejected in the 2014 Strategic Housing Land Availability the reason being “The site is relatively remote from local services and facilities in Adderbury, and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village.”
- The proposed development is not within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13
- Whilst in isolation this site does not flood the surface water run could be ameliorated with SUDS or a balancing pond the cumulative effect of a number of albeit ameliorated discharges into Sor Brook has the potential to increase flooding in Adderbury.
- The site is 1,980 metres to the village centre and 490 metres to the nearest bus stop and whilst the applicant suggests that use will be made of public rights of way for walking and cycling to access shopping facilities the reality will be increased car use for this outlying site...
- The Transport Statement within the application is as follows “*The traffic impact of the development has been predicted using the TRICS database and has shown the impact of the proposals will be minimal and will not have a material impact on the local highway network. • Given the low increase in trips as a result of the proposals, it is evident that the additional traffic can be accommodated onto the local highway network and will not give rise to any traffic or highways issues.*” “is what it states, a predication which invariable is always optimistic from applicants. The actual visual reality is that both Berry Hill Rd and the Oxford Rd are seeing major traffic flow problems and the cumulative effect of developments further a field is a major contribution to the present problems. This development will only exacerbate the traffic issues further. Oxford County council appear to have no strategy to deal with the emerging traffic problems and therefore no development should be considered until a coherent strategy is provided.

- The application does not comply with Policy ESD13, of the Cherwell Local Plan still apply.
- The application does not comply with retained policy C.33.
- The site lays a few hundred metres from pre-historic remains and therefore an archaeological field evaluation will need to be undertaken ahead of any consideration of this application.

We trust that you will reject this most unsuitable development..

Yours sincerely

Ann and Colin Astley



**From:** Public Access DC Comments  
**Sent:** 16 December 2017 16:03  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:02 PM on 16 Dec 2017 from Mr Tom Detre.

## Application Summary

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr Tom Detre

**Address:** 6 Wallin Road, Adderbury, Banbury OX17 3FA

## Comments Details

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** FAO: Caroline Ford

Dear Caroline,

My wife and I wish to raise objection to the application 17/02394/OUT.

In the application it is stated that "Adderbury village benefits from a range of everyday facilities and services.....There is a range of shops within walking distance of the site. The nearest convenience store to the site is the 'Taste Buds Food Shop' in Adderbury.....Within Adderbury are a range of additional services, including a post office" Firstly, walking anywhere from the proposed site is a dangerous proposition with no pavements or street lighting in place.

More importantly though, this statement in the

application is inaccurate. The Taste Buds food shop closed down some years ago, there is no Post Office in the village and there are no 'additional services' that are not already listed in the application. Adderbury is served by one small convenience shop, no bigger than 600 sq ft which sells newspapers and a limited range of food and drink for immediate top up shop only. This shop has no allocated parking beyond on street.

The other local shops are an industrial estate selling furniture, kitchens and bathrooms. These are destination retailers, and not relevant village amenities for the purposes of approving a planning application for 60 houses, all of which will come with new kitchens and bathrooms.

There are two new developments in Adderbury, two in Bloxham, and one in Deddington. There are no new doctor surgeries, schools, colleges, civic amenities or other infrastructure to support this growing community.

The proposed development is also in contravention with the local neighbourhood plan. This is acknowledged in the application but moved to be disregarded as not relevant. This is a position that can only be concerned solely with commercial gain with no apparent concern for the neighbourhood that they seek to disrupt, or in doing proper due diligence. What hope is there that the development will be constructed as per plans if the application itself is not properly researched and completed?

We are not against progress, we acknowledge the need for new housing, but this must be done responsibly. We object because the application has been made using inaccurate information with regards to the local neighbourhoods amenities and services which are already stretched and will continue to be so. Our view is that the local neighbourhood does not have the infrastructure necessary to support a further development.

Yours Sincerely

Tom & Alice Detre

**From:** David Greatworth  
**Sent:** 13 December 2017 17:23  
**To:** Planning  
**Subject:** Public Comment ref Planning Application 17/02394/OUT

**Attn: Caroline Ford, Public Comment ref Planning Application 17/02394/OUT**

Dear Caroline

I am writing to strongly object to this application for the construction of up to 60 houses on the land to the north of Berry Hill Road.

Whilst not formally ratified, the Adderbury Neighbourhood Plan (hereafter referred to as the ANP) is in its final stages of going to referendum and thereafter being adopted as formal planning policy by Cherwell District Council (hereafter referred to as CDC) and whilst possibly currently having less weight than the formal Local Plan, it has nevertheless been jointly discussed with CDC over at least the past 4yrs and is indeed listed as a constraint by CDC in the application itself. It is therefore a highly relevant document in respect of this application. Key points in particular:-

- 187 new homes have been built/ given approval in Adderbury since 2013 and therefore the ANP does not make provision for any more new homes (apart from sensitive infill within the settlement boundary) until after expiry of the current Local Plan, ie after 2031.
- The proposed development site lies outside of settlement boundary. This site is therefore considered part of the open countryside where there is a presumption in favour of local landscape protection and enhancement.
- Berry Hill Road is characterised by substantial properties set well back from the road with extensive grass verges in front and large front gardens – the proposed development is totally out of keeping with this design principle.

Irrespective of the fact that the ANP has not yet been formally adopted as planning policy, I do not believe that the development accords with the approved CDC Local Plan policies governing development in the open countryside; the location of residential development; the effect of the proposals on the character and appearance of the area, or the fact that the proposal would result in development in an unsustainable location.

The lower part of the field, although marked on the plan as only being for amenity value is also subject to noxious smells in the summer months from the adjacent water works which are obvious to anyone using the footpath within the northern boundary of the site.

It is important to note that the site has been the subject for development proposals in the past – an application for one single bungalow in 2005 that was refused by CDC, and a subsequent application in 2006 (06/00712/OUT) for 5 detached dwelling and two terraces of six dwellings for affordable housing that was again refused by CDC, and also dismissed by the Government Inspector at Appeal.

In my opinion, whilst the current application tries to mitigate the reasons called out for refusal / dismissal at Appeal in each of those applications, those reasons still remain highly relevant today albeit there might have been some minor changes to overall planning policies in the intervening years. I have detailed the reasons for refusal / dismissal of the previous applications below and their applicability & relevance to this current application are very clear.

***Application 05/01468/F - CDC Reasons for Refusal – 26 October 2005***

- 1. The proposal will result in the extension of development beyond the built-up limits of the village and as such constitutes development in the open countryside. Furthermore no overriding justification for the dwelling to meet a proven essential operational need has been demonstrated. The approval of a dwelling on this site would be likely to encourage further proposals for the development of the land adjoining this site resulting in the extension of an undesirable form of ribbon development into the open countryside. As such the proposal is contrary to Policies H13 and H18 of the adopted Cherwell Local Plan.*
- 2. The erection of a dwelling on this site would be detrimental to the visual amenities of the area and would detract from the rural landscape, as such it is contrary to Policy C33 of the Adopted Cherwell Local Plan.*
- 3. The design of the bungalow given its location is considered to be inappropriate to the character of the surrounding area ....and as such it is contrary to Policies C28 and C30 of the adopted Cherwell Local Plan.*

***Application 06/00712/OUT - CDC Reasons for Refusal – 16 June 2006***

- 1. The proposals would result in the unnecessary extension of development beyond the built-up limits of the village and as such constitutes development in the open countryside. Furthermore no overriding justification for the dwellings to meet a proven essential operational need or to help meet a specific and identified local housing need that cannot be met elsewhere has been demonstrated. The approval of dwellings on this site would be likely to encourage further proposals for the development of the land adjoining this site resulting in the further extension of an undesirable form of ribbon development into the open countryside. As such the proposal would be contrary to Policies G1 and G5 of the Oxfordshire Structure Plan 2016, Policies H6, H13 and H18 of the adopted Cherwell Local Plan and Policies H7, H8, H15 and H19 of the Non-Statutory Cherwell local Plan 2011.*
- 2. The erection of dwellings on this site would be detrimental to the visual amenities of the area which is designated as being of High Landscape Value and would detract from the rural landscape. As such the proposal would be contrary to Policy EN1 of the Oxfordshire Structure Plan 2016, Policies C13 and C33 of the adopted Cherwell Local Plan and Policy D3 of the Non-Statutory Cherwell local Plan 2011.*
- 3. The proposed development is incompatible with the character of the existing dwellings in the vicinity of the site by reason of the layout of the proposed affordable dwellings. It is considered that the development would have an urbanising effect on the rural setting of the village. As such the proposal would be contrary to Policy G2 of the Oxfordshire Structure Plan 2016, Policies C28 and C30 of the adopted Cherwell Local Plan and Policy D6 of the Non-Statutory Cherwell local Plan 2011.*
- 4. The proposed development is considered to be located in an unsustainable location. It is not served by adequate footway links to the village services and facilities and there is a lack*

*of alternative means of transportation facilities to and from the site. As such it is contrary to the advice contained with Planning Policy Guidance Note 13, Policies G1, T1 and T8 of the Oxfordshire Structure Plan 2016 and Policy TR1 of the Non-Statutory Cherwell local Plan 2011.*

### **Application 06/00712/OUT – Appeal Dismissal Reasons – 7 March 2007**

#### **Reason**

*8. The appeal site comprises existing fields surrounded by open countryside to the north and east. There is an existing row of development to the west. Last House joins the appeal site to the west and is appropriately named as it clearly demarcates the boundary between the built-up limit of the settlement and the countryside. The appeal site represents a particularly pleasant part of the open countryside. Moreover, the appeal site allows an attractive view of the village church. To my mind the appeal site represents an important green open area on the edge of the settlement that makes a significant contribution to the character and appearance of this part of Adderbury.*

*9. Being within the open countryside, the appeal site is within an area where new house building should be strictly controlled. The appeal site provides welcome relief from the built form which is located along Berry Hill Road.*

*10. The introduction of the proposed dwellings would represent an entirely unwelcome urban form which would significantly diminish the character and appearance of the area and which would not integrate well into this particular setting. Rather the proposal would result in an unacceptable extension of development along the road which would not relate satisfactorily to its surroundings.*

*11. In addition, the proposal would not conserve or enhance the environment and would diminish an Area of High Landscape Value. Moreover, the siting of the [proposed dwellings would result in the loss of an important view towards the church. Furthermore, the proposal would result in the introduction of two rows of houses, which would have an orientation unlike any other development within the area. Such an arrangement would be at odds with the prevailing development pattern.*

*12. I have taken full account of the fact that the proposal would result in the provision of a significant number of affordable houses and that there is demand for such housing in Adderbury. However, a significant part of the appeal site would be utilised for detached open market housing. Accordingly any benefit associated with the provision of affordable housing is clearly outweighed by the introduction of open market housing in this countryside setting and by the fact that the proposal would have an adverse impact on the character and appearance of the area. As a result the proposal does not accord with the objectives of Local Plan Policies H6 or H18.*

*13. I therefore conclude that the proposed development would have a significant adverse impact on the character and appearance of the area and would conflict with policies which aim to control residential development within the countryside. Accordingly the proposed development is contrary to Structure Plan Policies G5 and EN1, Local Plan Policies C13 and C33 and with the national planning advice contained in PPS1 and PPS7.*

#### **Sustainability Matters**

*14. The appellant considers that wherever you build houses people will use their cars. That approach conflicts with one of the Governments main objectives for rural areas which is to promote more sustainable patterns of development.*

*15. Although the village does have a good provision of local facilities, these are located some distance away from the appeal site. As a result, the future occupants would undoubtedly rely on their own private cars to commute and to pick up their shopping. Thus the proposal would lead to a material increase in car-borne commuting and would result in a development that significantly compromises the principles of sustainable development.*

*16. I therefore conclude that the proposed development would result in the provision of houses in an unsustainable location. Accordingly, the proposal would conflict with the objectives of Structure Plan Policy T1 and with Government advice contained within PPS1 and PPG13*

The timing of the application is not atypical of speculative promoters/developers who are looking to minimise the numbers of letters of objection in knowing that many residents will naturally be pre-occupied with Christmas / New Year during the consultation window.

In summary, I have strong expectations that irrespective of the number of public objections received, that the decision of officers will fundamentally be driven by Planning Policy which in my personal opinion dictates that development of this specific site for the reasons outlined above should not even be a remote possibility for consideration until after the expiry of the current Local Plan in 2031 at the earliest and even then highly questionable.

Yours faithfully,  
David Greatworth,  
c/o 49 Molyneux Drive, Bodicote

**From:**  
**Sent:** 19 March 2018 11:12  
**To:** Planning  
**Cc:** JacquiCox (OCC); Adderbury PC  
**Subject:** Comments Planning Application 17/02394/OUT

Dear Ms Ford

Please find attached copies of mine and my wife's comments on the above Planning Application. I will forward copies to Jacqui Cox at Oxford County Council because of the issues on the traffic statement and the Prehistoric finds close to this site.

Colin Astley

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

Planning & Development  
Cherwell District Council  
Bodicote house  
Bodicote  
Banbury  
OX15 4AA

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

18<sup>th</sup> March 2018

Dear Sirs

**Planning Application 17/02394/OUT Amended/Additional Plans/Information**

Amended Planning Application 17/02394/OUT | Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East Of Last House Adjoining and North of Berry Hill Road Adderbury

Further to our letter of the 2<sup>nd</sup> January in which we made the following objections to the above application for up to 60 dwellings we reaffirm our objection includes the additional comments on issues contained in the addendum to this letter.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.
- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.
- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.

- This site was rejected in the 2014 Strategic Housing Land Availability the reason being “The site is relatively remote from local services and facilities in Adderbury, and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village.”
- The proposed development is not within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13
- Whilst in isolation this site does not flood the surface water run could be ameliorated with SUDS or a balancing pond the cumulative effect of a number of albeit ameliorated discharges into Sor Brook has the potential to increase flooding in Adderbury.
- The site is 1,980 metres to the village centre and 490 metres to the nearest bus stop and whilst the applicant suggests that use will be made of public rights of way for walking and cycling to access shopping facilities the reality will be increased car use for this outlying site...

The Transport Statement within the application is as follows “*The traffic impact of the development has been predicted using the TRICS database and has shown the impact of the proposals will be minimal and will not have a material impact on the local highway network. • Given the low increase in trips as a result of the proposals, it is evident that the additional traffic can be accommodated onto the local highway network and will not give rise to any traffic or highways issues.*” “Is what it states, a predication which invariable is always optimistic from applicants. The actual visual reality is that both Berry Hill Rd and the Oxford Rd are seeing major traffic flow problems and the cumulative effect of developments further a field is a major contribution to the present problems. This development will only exacerbate the traffic issues further. Oxford County council appear to have no strategy to deal with the emerging traffic problems and therefore no development should be considered until a coherent strategy is provided.

- The application does not comply with Policy ESD13; of the Cherwell Local Plan still apply.
- The application does not comply with retained policy C.33.
- The site lays a few hundred metres from pre-historic remains and therefore an archaeological field evaluation will need to be undertaken ahead of any consideration of this application.

We trust that you will reject this most unsuitable development.

Yours sincerely

Ann and Colin Astley

Enc: - Addendum covering issues following the amended application and comments by the applicant on further work associated with the Transport Statement



## **Addendum**

### **Traffic Statement**

Para 32 of the National Planning Policy Framework sets out that all developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment.

Local planning authorities must make a judgement as to whether a development proposal would generate significant amounts of movement on a case by case basis (i.e. significance may be a lower threshold where road capacity is already stretched or a higher threshold for a development in an area of high public transport accessibility).

In determining whether a Transport Assessment or Statement will be needed for a proposed development local planning authorities should take into account the following considerations:

- the Transport Assessment and Statement policies (if any) of the Local Plan;
- the scale of the proposed development and its potential for additional trip generation (smaller applications with limited impacts may not need a Transport Assessment or Statement);
- existing intensity of transport use and the availability of public transport;
- proximity to nearby environmental designations or sensitive areas;
- impact on other priorities/strategies (such as promoting walking and cycling);
- the cumulative impacts of multiple developments within a particular area; and

- whether there are particular types of impacts around which to focus the Transport Assessment or Statement (e.g. assessing traffic generated at peak times).

Paragraph: 013 Reference ID: 42-013-20140306

Adderbury Parish Council have recently undertaken two traffic surveys as part of a number of surveys to inform its view on the traffic problems within Adderbury, one data logging device was located on the Banbury Rd close to the Twyford Rd junction and the other close to the Duchess Bridge on the Oxford Rd. The readings from the Oxford road can be directly compared with those put forward by the consultants for the developers.

What was revealed was that the consultants figures were approx 20% lower for northbound traffic and approx 40% lower for southbound traffic in the AM peak periods. The peak traffic hour was approx 7AM for southbound and 8AM for northbound traffic.

This gives rise to concern whether a more detailed traffic assessment is required independent of the developer because the results from the Adderbury Survey point to the difficulties faced by vehicles wishing to go south at the Berry Hill Junction and support the casual observers view that there is a serious problem on Berry Hill Rd before one adds in the traffic from this development. There are of course further development works at Longford Park and Bodicote which can only add to the traffic problems within Adderbury and which will require radical measures in the end.

**We therefore object to this proposed development as it is adding to the cumulative build up of traffic on Berry Hill Rd, Horn Hill Rd and through the village.**

### **Heritage Statement**

The Heritage Statement failed to address the Prehistoric findings in the Nicholas King site a few hundred meters to the west of this site and it appears that Historic England are unaware of this important find because it points to an early prehistoric settlement in Adderbury. A report on the Archaeological survey of that site is due this month. An Archaeological survey should also be required for this site because of its close proximity to known Prehistoric finds in close proximity.

The Heritage statement makes the following statements

*Positive vistas into the conservation area are identified, but only from the north of the conservation area, "From the Banbury Road, towards West Adderbury where the topography of the falling field draws the eye towards the main visual feature, the spire of the Church of St Mary," and from the southeast of the area. Plan Showing Positive View and Vistas within the Conservation Area 6.1.4.*

*The Associative Attributes of the Heritage Assets There is no historic functional relationship between the heritage assets and the proposal site.*

The document attempts to lead to the conclusion that this site does not have a significant view of the listed grade I Church of St Mary because it is not denoted in the conservation assessment of Adderbury. That in part is true because this site lies outside the conservation area but the views remain and Historic England has correctly observed on this matter.

**We therefore object to this proposed development as it fails to address issues of possible Prehistoric Settlement remains and obscures the views of St Mary Church**

**From:** susan  
**Sent:** 03 May 2018 19:30  
**To:** Caroline Ford  
**Cc:** Planning  
**Subject:** 17/02394/OUT | Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road

Dear Caroline

I have some comments on the developer's further response to Highways comments:

*"Furthermore, the applicant is offering the provision of a proposed pedestrian refuge within the hatched area of the right turning lane at this junction which is likely to reduce the speed of vehicles travelling through this junction which will inevitably reduce the potential for this type of accident from occurring again. It will also provide a safety benefit for the area".*

I use this very busy junction twice a day at least. In my opinion, pedestrians standing on a refuge in the middle of the road here will cause substantial visibility problems for drivers trying to turn right. No consideration appears to have been given to this. I also completely disagree that the refuge area will reduce the speed of vehicles along this stretch of road – very few appear to observe the 40mph limit now as they come around the bend from the south. There are near misses at this junctions all the time, which are not included in the accident statistics. I think that encouraging pedestrians to cross this dangerous stretch of road is highly irresponsible. From the Berry Hill Rd side the visibility to the right is limited, but when trying to cross from the opposite side there is no visibility at all for pedestrians around the bend to the left.

*"New footway along the northern side of Berry Hill Road between the junctions of Horn Hill Road and Oxford Road, to provide additional safety benefits for all road users."*

The footpath and dropped kerb along Horn Hill Road appears to be encouraging pedestrians to cross Horn Hill Road directly at the bottom of our driveway, which serves 5 properties. Strangely, our driveway is completely missing from the diagram the developer has provided. There is also no mention of the impact the proposed footpath will have on the setting of the listed properties in the Conservation Area at the junction of Horn Hill/Berry Hill Roads. According to the developer's diagram, the footpath will run right across the front lawns of these properties (Horn Hill Cottage, Cherry Tree Cottage).

Can I also point out that the existing public footpaths that the developer believes could be used to provide access to the village are unmade, unlit, cross private property and fields of livestock.

This is an unsustainable development which will ruin one of the last remaining rural entrances to the village, exacerbate problems at a very busy junction, destroy a green corridor into the heart of the village and a timeless view of St Mary's Church.

Susan Bradley  
Shotover Lodge  
Horn Hill Rd  
Adderbury

17/02394/OUT

Thu 08/03/2018 20:22

Dear Sir

Thank you for your letter dated 2nd March 2018 advising of the reduction in the proposed development from "up to 60 dwellings" to "up to 53 dwellings".

The comments that I supplied on the 20th December 2017 in relation to the original application are still valid and I would like them considered when determining the application.

Regards

Graham Westwood  
Pennfields  
The Leys  
West Adderbury  
OX17 3ES

**H & B. A. Davies**

*'Karlanna'*

Berry Hill Road

West Adderbury

Oxfordshire OX17 3HF

Tel: ( [REDACTED] )

E-mail: [REDACTED]@gmail.com

PLANNING DEPT.  
CHERWELL DISTRICT COUNCIL  
BODICOTE HOUSE  
BODICOTE  
BANBURY  
OXFORDSHIRE  
OX15 4AA

March 19<sup>th</sup> 2018

**Ref: Application No. 17/02394/OUT**

Dear Sir

We strongly object to this proposed development.

Firstly it is outside the natural envelope of the village boundary.

Secondly Berry Hill Road is just not capable of receiving any further increase in traffic.

The road in it's present form is a very substandard construction and is of a rural nature. It is in a deplorable state, due mainly to the increased heavy traffic associated with the developments that are appearing to the East of Berry Hill Road.

Having to contend over the last two years with this increase in noise and pollution, due to this traffic, much stress and concern has been engendered.

This village has had a great amount of new development and the recent construction on the Milton Road to the East of Berry Hill Road is not in keeping with the village and more suited to a scenario out of "Coronation Street"

Local services are not capable of coping with another such development. There will be regret in years to come in such indiscriminate growth of private housing

There are plenty of "brown field" sites within the confines of Banbury which could be developed and not remain an eyesore.

We trust these factors will be considered and consequently a refusal will be made on this development.

Yours Sincerely

[REDACTED SIGNATURE]

HOWARD DAVIES      BARBARA DAVIES

**From:** Gilly Pollard  
**Sent:** 20 March 2018 11:31  
**To:** Planning  
**Subject:** Planning Application No. 17/02394/OUT Hollins Strategic Land LLP

Dear Sirs,

Re: Amended Plans by the above Company By the above Company for the site on Berry Hill Road, Adderbury

We wish to raise further objections to the amended plan for the above site to build up to 53 houses rather than up to 60.

1. The development lies outside the existing village boundary, reaching almost to the main road. It would blight the view of the entrance to the village.
2. The number of houses is still excessive and not in keeping with the existing density of houses, Despite the small recent reduction in the number.
3. Berry Hill Road has no footpath and the volume of traffic makes it dangerous to walk on the road. It would be necessary for pedestrians to walk to the oak tree to catch the bus to school or the bus to Oxford or Banbury.
4. Adderbury has no facilities apart from a small general store, a hairdresser and a part time veterinary practice/post office.
5. adderbury has already accepted more than its quota of new houses in four substantial developments. This additional development would simply provide more commuter traffic  
For Oxford or Banbury.

Yours faithfully,

J. P.Pollard& G.E. Pollard.  
Berry Hill House, Berry Hill Road, Adderbury, Banbury, Oxon. OX17 3HF

From: susan

Sent: 28 December 2017 15:01

To: 'planning@cherwell-dc.gov.uk' <[planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)<<mailto:planning@cherwell-dc.gov.uk>>>; 'caroline.ford@cherwell-dc.gov.uk' <[caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)<<mailto:caroline.ford@cherwell-dc.gov.uk>>>

Subject: Objection to planning application 17/02394/OUT

We wish to object to planning application 17/02394/OUT on the following grounds:

West Adderbury had 266 households at the 2011 census. Since then, 96 houses have been built and a further 5 are under construction, increasing the size of West Adderbury by 38%. A further 60 houses, as proposed by this application, would lead to the size of West Adderbury increasing by over 60% in just six years. This rapid increase is leading to a loss of identity, issues with social cohesion and is a fundamental threat to the character of this part of the village. Any further substantial development would substantially add to these problems.

Adderbury is frequently described as having a range of facilities, such as a village shop, school, social and sports facilities. However, with the exception of the Lucy Plackett Playing Field, none of these facilities are in West Adderbury.

The proposed development of an estate of homogenous buildings is wholly out of keeping with the existing pattern of ribbon development along Berry Hill Road, which comprises substantial, individually-styled properties set well back from the road with extensive grass verges in front.

The site is remote from the village centre, particularly the village shop, school, and the other social amenities. There is no pedestrian access along Berry Hill Road into the village. Nearby rights of way are unpaved and unlit and are not suitable for providing regular access to village facilities, particularly in the winter and in the evenings. This development will inevitably lead to increased car use in the area.

The application site is adjacent to the junction of the A4260 with Berry Hill Road. Recent development in neighbouring villages has led to a substantial increase in traffic along the A4260 and this junction has become particularly hazardous. A significant number of traffic accidents have occurred at or near this junction recently. The decision to expand the village school to accommodate children from developments in other villages will only increase the amount of traffic. Vehicular access to a further 60 households cannot therefore be safely provided.

As recognised in the inspector's report on a previous application on this site (APP/C3105/A/06/2032232), the proposed development would deprive the village of an important open green space and would destroy an attractive view of St Mary's Church.

As also noted in the report, the Environmental Agency objected to a much smaller development on this site, owing to the risk of flooding. Recent developments in Bodicote will discharge run-off into the Sor Brook, already recognised as a substantial flood risk in the centre of the village. The proposed development will also discharge run-off into the Sor Brook and there is a very real risk that the Sor Brook will be unable to accommodate the increase.

The proposed development will result in excessive urbanisation of what is currently open countryside, destroying the rural nature of this entrance to the village. It will introduce a harsh and sudden transition from open countryside to urban built form, rather than the current gradual transition provided by the housing along Berry Hill Road. Although not yet made, the Adderbury

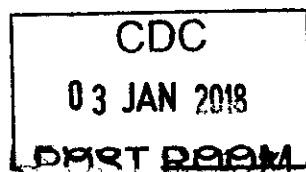


Neighbourhood Plan excluded this site from its residential settlement boundary in recognition of the important role it plays in preserving these desirable planning goals.

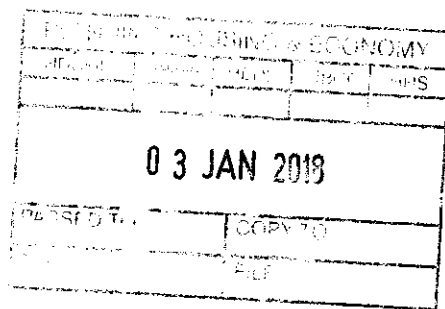
We believe that the above reasons show that the proposal represents unsustainable development, addresses no identified local need, and is contrary to the Cherwell Local Plan and the National Policy Framework. It should therefore be refused.

Susan and David Bradley  
Shotover Lodge, Horn Hill Rd, West Adderbury

Mr. A. Preston,  
Head of Development Management,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury OX15 4AA.



Cherry Tree Cottage,  
West Adderbury,  
Banbury,  
Oxon OX17 3EU  
31st December '17



Dear Mr. Preston

17/02394/OUT Berry Hill Road. Adderbury

I wish to object to the above planning application for the following reasons:-

- an estate, such as this, is out of keeping with those <sup>houses</sup> in Berry Hill Road
- this part of the village was highlighted by CDC's conservation document, as having outstanding views of the village. Such a development would obliterate the views
- a general increase in traffic in Adderbury would be worsened
- there is no footpath in Berry Hill Road
- added pressure on infrastructure and the school
- Adderbury Neighbourhood Plan includes a residential settlement boundary; this proposed development is beyond that boundary
- although categorised as an 'A' village, Adderbury does lack amenities
- the location makes it unsustainable being at the extremity of an already sprawling village
- gasometers were sited here for many years and the land is likely to be contaminated.

I would also point out that the timing of this application may well have caught the public 'off guard' being preoccupied with Christmas.

I therefore ask you and the elected members to refuse this application.

Yours sincerely,

(IAN JELFS)

# Development Management

Paul Feehily  
Interim Director of Development Management and Regeneration

# Cherwell

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

## IMPORTANT – PLANNING CONSULTATION

The Owner and/or Occupier  
49 Molýneux Drive  
Bodicote

Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

Please ask for **Caroline Ford**

Direct Dial **01295 221823**

Email **Planning@cherwell-dc.gov.uk**

Our Ref **17/02394/OUT**

---

2 March 2018

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990

### NEIGHBOUR NOTIFICATION – AMENDED/ADDITIONAL PLANS/INFORMATION

**Application No** 17/02394/OUT

**Applicant's Name** Hollins Strategic Land LLP

**Proposal** Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road

**Location** OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of, Berry Hill Road, Adderbury,

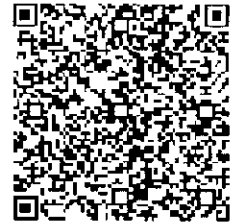
#### Summary of amendments:

- Information submitted in response to previous concerns raised. The information is as follows
- o Confirmation that the number of units has been reduced to 'up to 53' dwellings,
  - o Amended Illustrative Layout,
  - o Wider Context Plan
  - o Amended Access Plan
  - o Amended Design and Access Statement,
  - o Heritage Statement,

I am writing to notify you as the owner/occupier of a neighbouring property that the Council is currently considering amendments/additions for the above application. Details of the application are available to view through the Council's web site via the Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications/>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>. Alternatively, a copy of the application may be inspected at the Council Offices at Bodicote House during normal working hours.

If you have any comments on this application, but do not wish to submit them via the Public Access service, you can submit them by email to [DM.Comments@cherwell-dc.gov.uk](mailto:DM.Comments@cherwell-dc.gov.uk), or in writing to the above address. All comments must include your full name and address and be received within **21 days** from the date of this letter, otherwise they may fail to be considered by the Council in determining the application. Only comments relating to planning matters will be taken into account.



If you do not own the property you occupy, please pass this letter on to allow the owner the opportunity to comment

Any comments you send to the Council will be copied to the Planning Inspectorate in the event of an appeal. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission.

#### Personal Data

Any representations received in response to planning applications (either objections or supporting statements) must be made available for public inspection, in accordance with the Local Government Access to Information Act 1985. Provision is made within the Data Protection Act 1998 for publishing such information. This means that we cannot treat such representations as confidential.

Any comments you make will form part of the background documentation to the planning application. In accordance with the requirements of the Environmental Information Regulations 2011 this Council publishes planning applications and supporting documents on the website.

If you do not provide, or do not wish your name and address to appear on the website or within the case file, then your comments will be considered anonymous, and your views will not be taken into account by the planning authority.

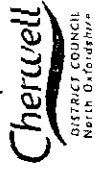
Other information about the Council's planning application process and democracy are available on the main council web site <http://www.cherwell.gov.uk/>

Yours faithfully

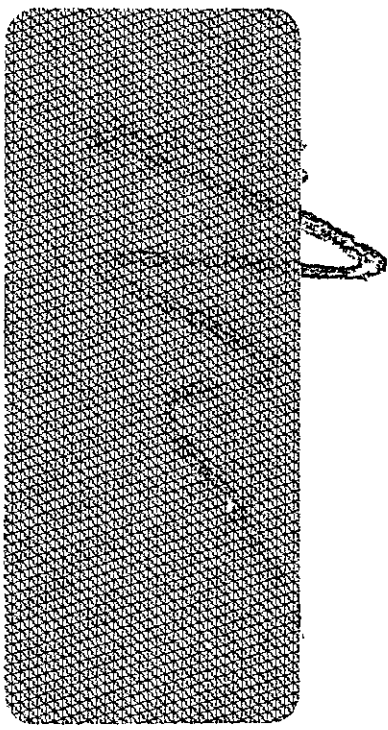


Paul Feehily  
Interim Director of Development Management and Regeneration

If undelivered please return to



Bodicote House, Bodicote,  
Banbury, Oxon OX15 4AA



CDC  
- 8 MAR 2018  
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 BANBURY 33

**From:** tom  
**Sent:** 05 December 2017 16:02  
**To:** DC Support  
**Subject:** RE: 17/02394/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road

Dear Cherwell,

To add:

As a village, we have more than supported development growth with over 180 new homes approved in the past 5 years ... we do not need another 60!

In my opinion this is totally unacceptable, in no way complies with the Neighbourhood Plan (or indeed the Local Plan policies) and I assume that the Parish Council will be strongly objecting to this application.

As has been seen in the past, the applicants have been very clever in submitting the application just before Christmas/New Year when resident's priorities will be on that rather than writing letters of objection within the required window.

Looking at the online portal, I can see that this site has been subject of two previous development applications in 2005 / 2006 both of which were refused by CDC (and one at Appeal).

PLEASE DO NOT ALLOW THIS!

**Tom Osborne**  
**Ascot Structures**



[www.ascotstructures.co.uk](http://www.ascotstructures.co.uk) • [www.bambootents.com](http://www.bambootents.com)





**From:** tom

**Sent:** 05 December 2017 15:57

**To:** 'DM.Comments@cherwell-dc.gov.uk' <[DM.Comments@cherwell-dc.gov.uk](mailto:DM.Comments@cherwell-dc.gov.uk)>

**Subject:** 17/02394/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road

Dear Cherwell,

PLEASE NO MORE!

Enough is enough, Adderbury has been hit on all sides with developments this year and this is destroying what was once a lovely village.

PLEASE I BEG YOU DO NOT ALLOW THIS!

**Tom Osborne**

**Ascot Structures**



1 Keytes Close  
Adderbury  
Nr Banbury  
Oxon  
OX17 3pb



**From:** Public Access DC Comments  
**Sent:** 27 December 2017 22:33  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 17/02394/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:33 PM on 27 Dec 2017 from Miss Teresa Wilkinson.

## **Application Summary**

**Address:** OS Parcel 9100 Adjoining And East Of Last House  
Adjoining And North Of Berry Hill Road Adderbury

**Proposal:** Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## **Customer Details**

**Name:** Miss Teresa Wilkinson  
**Address:** 6 Dog Close, Adderbury, Banbury OX17 3EF

## **Comments Details**

**Commenter Type:** General Public

**Stance:** Customer objects to the Planning Application

### **Reasons for comment:**

**Comments:** This application does not comply with the Neighbourhood Plan or the Local Plan policies. This site has the been the subject of two previous applications, both of which were refused by CDC. The current application has been tactically timed to coincide with Christmas and New Year, when many people will be too busy to raise objections. Many villagers probably may not even be aware of it as, given the weather conditions, few will be out walking and noticing the notices. Given the Neighbourhood Plan's clearly expressed objections to further building developments, which reduce the rural village environment, it should not be necessary for villagers to comment on each and every application in order for responsible authorities to be aware of prevailing opinion. 180 new homes have been approved over the past 5 years. Adderbury cannot continue to be subject to so many building developments without its character being permanently altered.