

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

West Bank
Horn Hill Rd
Adderbury
Banbury
OX17 3EU

2nd 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