



# The Planning Inspectorate

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[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Matthew Swinford  
Cherwell District Council  
Public Protectn & Development  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Your Ref: 19/00963/OUT  
Our Ref: APP/C3105/W/20/3255419

06 April 2021

Dear Mr Swinford,

Town and Country Planning Act 1990  
Appeal by Hollins Strategic Land LLP  
Site Address: OS Parcel 9100 Adjoining And East Of Last House Adjoining And  
North, Adderbury, Banbury, OX17 3HF

I enclose third party correspondence relating to the above appeal(s).

Yours sincerely,

***Attila Borsos***  
Attila Borsos

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

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**From:** Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>  
**Sent:** 01 March 2021 09:37  
**To:** West 2  
**Subject:** APP/C3105/W/20/3255419 - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury  
**Attachments:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Application 19/00963/OUT

Good morning Attila Borsos,

Please see attached third party representations regarding the above appeal that we as LPA have received in error.

Kind regards  
Matt

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Julie Avery [REDACTED]  
**Sent:** 28 February 2021 15:53  
**To:** Matthew Swinford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

I wish to object to this application for the following reasons:

the site is beyond the built-up limits of the village the site is in an unsustainable location the site is in open countryside the homes would be distant from local services residents would be reliant upon cars for transport development of this site is contrary to the Adderbury Neighbourhood Plan the site is outside of the Residential Settlement Boundary the site would have a poorly integrated relationship with existing built development the development would cause significant urbanisation the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided. In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Adderbury has already provided 16% of new homes to the category A villages in Cherwell. The argument is that Adderbury is a large village with many services, I question this as though it is a large village there is no access to a convenient store, the village "shop" does not sell more than newspapers and minimal essentials and has already been closed several times due to its small premises, and everyone in Adderbury has to drive to either Deddington, Bloxham or Banbury which has more adequate services. More housing in this village is going to add to the already congested and dangerous amount of traffic through and around the village. Also placing this new possible development at an already dangerous and incident prone junction. The bus service is infrequent and doesn't provide an extended hours service especially at weekends to make bus transport an option instead of driving. This is not going to improve the environmental commitment to reduce need of excess cars on the road. New development needs to be placed where real services are available without the use of a car, and Adderbury doesn't provide this.

Julie Avery  
69 Wallin Road  
OX17 3FA

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**From:** Julie Avery [REDACTED]  
**Sent:** 27 February 2021 16:30  
**To:** Matthew Swinford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

I wish to object to this application for the following reasons:

the site is beyond the built-up limits of the village  
the site is in an unsustainable location  
the site is in open countryside  
the homes would be distant from local services  
residents would be reliant upon cars for transport  
development of this site is contrary to the Adderbury Neighbourhood Plan  
the site is outside of the Residential Settlement Boundary  
the site would have a poorly integrated relationship with existing built development  
the development would cause significant urbanisation  
the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village  
the development would fail to reinforce local distinctiveness  
the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.  
In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260.  
I'm also quite perplexed how building of this scale could go ahead as it has been rejected by the council "3"times. Quite rightly because of the above and being situated by an already busy and dangerous junction that has caused many crashes.

Please do not accept this colossal mistake of building in the wrong place.

Julie Avery  
69 Walking Road  
OX 17 3FA

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**From:** Sarah Brennan [REDACTED]  
**Sent:** 01 March 2021 07:29  
**To:** Caroline Ford; Matthew Swinford  
**Subject:** Application 19/00963/OUT

Dear Ms Ford and Mr Swinford

**Application 19/00963/OUT**

I understand that the housing developer who made the above application for 40+ new homes on Berry Hill Rd, Adderbury, has appealed the Planning Department's refusal of this application.

On behalf of my parents, who live at Milberry, Milton Rd, Adderbury, I would like to appeal against the said appeal! I think we are all aware of the need for more homes in Oxfordshire but the addition of such a large and unsympathetic development, right on the edge of the village, will really spoil the character of Adderbury. Also, being so far from the village's amenities, such as the primary school (one mile from the proposed site) would lead to increased car use and further congestion in the village at already busy times. Also, would residents of such a satellite development feel part of the village?

With best wishes

Sarah Brennan  
OX17 3PY

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**From:** Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>  
**Sent:** 22 February 2021 10:59  
**To:** West 2  
**Subject:** APP/C3105/W/20/3255419 - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury  
**Attachments:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Appeal 21/00004/REF - 40 Houses North of Berry Hill Road Adderbury; application 19/00963/OUT ; appeal 21/00004/REF

Good morning Attila Borsos,

Please see attached 5 representations made by third parties regarding appeal reference 3255419 that we have received in error.

I have replied to each advising that any further comments should be sent to the Planning Inspectorate directly.

Kind regards

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Allan Hunt [REDACTED]  
**Sent:** 18 February 2021 17:12  
**To:** Caroline Ford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

I wish to object to this application for the following reasons:

the site is beyond the built-up limits of the village the site is in an unsustainable location the site is in open countryside the homes would be distant from local services residents would be reliant upon cars for transport development of this site is contrary to the Adderbury Neighbourhood Plan the site is outside of the Residential Settlement Boundary the site would have a poorly integrated relationship with existing built development the development would cause significant urbanisation the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided. In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Allan & Gill Hunt Touchwood Berry Hill Road Adderbury OX173HF

Sent from my iPad

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**From:** Iain Corcoran [REDACTED]  
**Sent:** 18 February 2021 17:33  
**To:** Caroline Ford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Dear Ms. Ford

What is it with developers visiting Oxfordshire and wanting to develop properties, I can tell you it's greed nothing more but pure greed the average cost to build a modest house is between £117,000 - £168,000 the developers then market the dwelling for £375,000+ making profit. Its an occurring theme for development in this area why don't we just erect a large sign saying all the land around Adderbury is for development as we want to lose our identity and become the next Milton Keynes a concrete jungle? I wish to object to this application for the following reasons: The site is beyond the built-up limits of the village the site is in open countryside, and would have a detrimental effect on the wildlife Development of this site is contrary to the Adderbury Neighbourhood Plan The development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Regards

Mr Iain Corcoran  
6 Henge Close  
Adderbury

Sent from my iPhone



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**From:** DAWN LEPPARD [REDACTED]  
**Sent:** 20 February 2021 10:11  
**To:** Caroline Ford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

I wish to object to this application for the following reasons:

1. the site is beyond the built-up limits of the village the site is in an unsustainable location 3. the site is in open countryside the homes would be distant from local services 4. residents would be reliant upon cars for transport 5. development of this site is contrary to the Adderbury Neighbourhood Plan 6. the site is outside of the Residential Settlement Boundary 7. the site would have a poorly integrated relationship with existing built development 8. the development would cause significant urbanisation 9. the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village 10. the development would fail to reinforce local distinctiveness 11. the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided. 12. In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

I am unsure re note.2 but agree with the majority of these objections.

D Leppard

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**From:** Colin Scott [REDACTED]  
**Sent:** 20 February 2021 16:08  
**To:** Caroline Ford  
**Subject:** Appeal 21/00004/REF - 40 Houses North of Berry Hill Road Adderbury

Dear Ms Ford,

I am writing to you to object to the above Planning Appeal.

I am a resident of West Adderbury and feel strongly that this development would be a very bad thing to allow.

The following are my reasons:

- the site is beyond the built-up limits of the village
  - the site is in an unsustainable location
  - the site is in open countryside
  - the homes would be distant from local services
  - residents would be reliant upon cars for transport
  - development of this site is contrary to the Adderbury Neighbourhood Plan
  - the site is outside of the Residential Settlement Boundary
  - the site would have a poorly integrated relationship with existing built development
  - the development would cause significant urbanisation
  - the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern,  
which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
  - the development would fail to reinforce local distinctiveness
  - the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure,  
mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing  
and securing on site future maintenance arrangements is not provided.
- In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road,  
including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

--  
kind regards,

Colin Scott  
Huron House  
The Leys  
West Adderbury  
OX17 3ES  
[REDACTED] [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 22 February 2021 08:53  
**To:** Caroline Ford; matthew.swinford@cherwell-dc.gov.uk.  
**Subject:** application 19/00963/OUT ; appeal 21/00004/REF

Dear Ms Ford,  
Dear Mr Swinford,

In view of the appeal against the refusal to grant building permission for 40 dwellings on Berry Hill Rd, Adderbury, I would like to reiterate my profound concerns about the proposed application.

The site would be at a location that is totally cut off from the rest of the village, with no footpath that would enable residents to walk into the village. It is also located near a major road that has been prone to accidents especially at this corner. In addition, Adderbury has a very weak infrastructure – there is only one tiny grocery store, a hairdresser, and three pubs. This means that the new residents would have to rely on a car for every errand, which in turn would significantly increase traffic in our village; at a time when we have been trying to introduce traffic calming measures.

I would also like to underline that that the site would be contrary to the Adderbury Neighbourhood Plan as lies outside of the Residential Settlement Boundary.

Many thanks for taking these views into consideration.

Kind regards,  
Ferdinand Eibl

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MR GILES AVERY
Address	69 Wallin Road Adderbury BANBURY OX17 3FA

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

The development should not be approved on appeal for the following reasons:

1. The road and junction on to which the estate will be accessed is already busy and dangerous with many accidents occurring around rush hour during non-covid times;
2. The village of Adderbury has already taken on more than its share of new housing development compared with surrounding villages of Deddington and Bloxham. I believe that Adderbury has seen a 16% increase in the village size with no benefit to the infrastructure;
3. Adderbury is not a well served village and residents are required to drive to neighbouring villages for doctors, dentists, pharmacies, convenience store and post office;
4. This will exacerbate the flooding problem to the lower lying parts of the village as rain water will pass to the stream more quickly than through the earth;
5. The development is in open countryside, on the outer limits of the village and is contrary to the neighbourhood plan and outside the residential settlement boundary;
6. From an environmental perspective, this development would increase car use in the county due to poor public transport links and insufficient services in the village;
7. The development will have a detrimental impact on the appearance of the area and the rural setting of the village;
8. The development would fail to reinforce local distinctiveness;
9. The necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

## The Planning Inspectorate

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MRS JULIE AVERY
Address	69 Wallin Road Adderbury Banbury OX17 3FA

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

Although Adderbury is classed as an A size village in terms of houses, it has very limited amenities. No Doctor, Dentist, Chemist, shop bigger than a newsagent ( closed several times), extremely limited post office hours, infrequent bus service ( reduced hours at weekends). People in Adderbury have to use a car to access all these services daily to the nearby villages of Deddington, Bloxham or into Banbury. Adderbury already has severe traffic issues, adding further houses, especially at a dangerous junction would put further pressure on already dangerous roads. I'm not sure a sweetener of 5% housing for older persons in this area is advisable where it is isolated from any of the necessary amenities as listed above that the village does not have access to.

In addition:

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- the homes would be distant from local services
- residents would be reliant upon cars for transport
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause —unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference: APP/C3105/W/20/3255419

Appeal By: HOLLINS STRATEGIC LAND LLP

Site Address: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North  
Adderbury  
Banbury  
OX17 3HF  
Grid Ref Easting: 446930  
Grid Ref Northing: 234886

#### SENDER DETAILS

Name: MRS SUSAN BRADLEY

Address: Horn Hill Road  
Adderbury  
Oxon  
OX17 3EU

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



## YOUR COMMENTS ON THE CASE

The appeal should be refused for at least the following reasons:

The site is outside the Residential Settlement Boundary set out in the Adderbury Neighbourhood Plan

The site is in an unsustainable location, outside the built-up limits of the village

There is no footpath along Berry Hill Rd and as each frontage has been maintained for many years by residents it is highly unlikely one could be built.

A refuge point in the centre of the A4260 would be extremely dangerous to both pedestrians and motorists.

The public footpaths to the north of the site are unmade, steep, muddy, unlit and pass through a number of stiles and gates, making them entirely unsuitable as an access route into the village.

OCC has approved traffic calming measures for Berry Hill Rd, including a 40mph limit and chicanes adjacent the development site which would make entry and exit to the site dangerous and difficult.

The site provides the last uninterrupted view of the church as one enters West Adderbury.

The site is at the gateway to West Adderbury, and provides a rural setting which would be destroyed by a development of this density.

The proposed development is entirely out of character with the houses on Berry Hill Road to the south and west, and those on The Leys to the north.

The development would be harmful to the setting of the Conservation Area which is immediately to the north west.

The site provides an important wildlife corridor which would be destroyed.

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**From:** Mick Chapman [REDACTED]  
**Sent:** 14 March 2021 16:38  
**To:** West 2  
**Subject:** Appeal 21/00004/REF

Dear Sirs,

I write to you with my concerns over the proposed planning application for Berry hill road, Adderbury and the road safety issues that would evolve as a result. Being a resident of Berry hill road, I witness on a daily basis the frequency of speeding vehicles at all times of the day and night. The new proposed estate would increase the amount of traffic using the road and therefore increase the risks of all road users (including those close to but not necessarily on the road) using it. The following issues are being overlooked by the applicants and/or Authorities and should be taken into consideration;

- The lack of a proper footpath along Berry Hill road for Pedestrians to use down to the local facilities/amenities.
- The lack of proper street lighting to illuminate the road and verges close to the road.
- The close proximity of a new junction to an already dangerous junction (Berry hill road/Oxford road). The fact that there's been 2 serious RTC's at this junction in as many years speaks volumes.
- Increased omissions from the vehicles waiting to negotiate an already dangerous junction.

Having attended fatal/life changing injury collisions in the past where slow moving vehicles have tried to merge with fast moving vehicles, it is evident that the safety aspects of the planning have been omitted. It's common knowledge that the safest and only action capable of slowing vehicles down on the approach to and negotiation of a junction is by using Traffic Signals or a roundabout.

Whilst the initial concerns are the lack of adequate infrastructure to facilitate the increased demand of both pedestrians and vehicles regarding the proposed planning site, the increased risk of road users at the nearby junction cannot be ignored.

If you are to sanction the proposed planning application, it should be conditional that a new safer road junction/footpaths/street lighting is included with the costs being settled by the developing company(something that has been adopted in other areas of the country thus saving our local councils budget).

Yours faithfully

Mick Chapman

Sent from Samsung tablet.

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**From:** Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>  
**Sent:** 08 March 2021 15:39  
**To:** West 2  
**Subject:** APP/C3105/W/20/3255419 - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Dear Attila Borsos,

Please see below third party rep received by the Council regarding the above appeal.

Kind regards

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** jo.chapman76 [REDACTED]  
**Sent:** 08 March 2021 15:05  
**To:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>  
**Subject:** Appeal 21/00004/REF

Dear Sirs,

My husband and I have recently moved onto Berry Hill Road at the start of the year. We chose the village for its location, the "village" appeal, and wishing to go back to village, rural living after spending 3 years in a city.

We love our choice, the ability to sit in our garden and watch the birds, red kites playing above, so relaxing and good for mental health.

I am a paramedic and enjoy my relaxation time when not at work, getting the work/life balance. From the months of living here, both my husband (who teaches driving for the Ambulance Service) and I have commented on the speed of the traffic going along Berry Hill Road, I believe we probably upset a lot of people as neither of us speed!

Granting planning permission for the 40 new houses is wrong due to the following:

- Unfair for people who have lived here years, have got properties for the view and tranquillity. This will destroy that.
- The road is very busy now with excessive speed, this is going to be increased.
- Once permission has been granted, opens flood gates for others, then no view, getting overlooked, increased issues with flooding, waste disposal etc.
- As a paramedic I work shifts, I sleep at the back of the house after nights to keep away from the traffic noise, if planning goes ahead I will then have building work, potentially risking very little or even no sleep between shifts.
- As there are already traffic calming measures going to be put in place, shows you have accepted there is an issue with speed, therefore building 40 houses, most households have 2 cars, therefore 80 more cars adding to the busy road and potentially making it more dangerous as increasing the risk of stationary traffic trying to get onto Oxford Road.
- The significant effects on wildlife in the area.

I plead with you to look at this planning appeal fairly as this is going to have a huge impact on people's health and wellbeing.

Yours faithfully

Joanne Chapman

Sent from Samsung tablet.

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..

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MR GRAHAME CHILVER
Address	Lytchett House Horn Hill Road Adderbury BANBURY OX17 3EW

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I wish to object to this development on the grounds that the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

The site remains remote from the village and I note that whilst there are proposals to construct footpaths on the north of Berry Hill Road towards Horn Hill Road and in the opposite direction to the A4260 I am very concerned for pedestrians as the receiving footpaths are so narrow that young families cannot make their way to the centre of the village. A central "refuge" in the middle of the A4260 seems like a certain black spot to avoid at all costs.

I trust the inspector will take these comments into consideration before making a final decision.

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

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Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MR DOMINIC CLARKE
Address	Horn Hill Cottage Horn Hill Road Adderbury OX17 3EU

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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- Other

## YOUR COMMENTS ON THE CASE

I write on behalf of my wife - Susan Penelope Clarke - of the same address as me. We object to the proposed development and therefore wish to add our voice to those wishing to quash the planning appeal lodged by the applicant for the following reasons.

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location - there are no footpaths along Berry Hill Road, no meaningful and safe footpath into the heart of the village.
- the site is in open countryside and very close to a busy A Road
- the homes would be distant from local services
- residents would be reliant upon cars for transport - we have to get serious about climate change and approve developments when there is exceptionally strong evidence that suggests a positive impact on climate change. Not sure sticking solar PV on a roof and claiming this is enough, if those same homeowners jump in a car for every trip. A development not connected by any paved and safe footpath, considered to be rural, is not going to help the UK Government meets its climate change target
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes

Yours faithfully  
Mr and Mrs Clarke



---

**From:** Steve Cottle [REDACTED]  
**Sent:** 19 March 2021 18:19  
**To:** West 2  
**Subject:** Appeal 21/00004/REF re 19/00963/OUT

Dear planning inspectorate,

Please find this email as a refusal of application 19/00963/OUT for **40 houses** on land north of Berry Hill Road due to the following reasons.

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- the homes would be distant from local services
- residents would be reliant upon cars for transport
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

Regards

Steven Cottle

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MISS JESSICA DIXON
Address	15 Tarvers Way Adderbury BANBURY OX17 3FR

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

This planning application should be refused on the basis that it is against the adderbury neighbourhood plan. This is due to the site being outside the boundaries of adderbury village, and by placing a large dwelling, this would mean an extension to the perimeters of the village. Not only this, but there is limited amenities in the village, mainly the village primary school which is full, and has been for some years. This is already preventing local children from using the school and therefore it would be unreasonable and unsuitable to build family housing in a place where the village school and those outside of it (deddington and Bloxham primary schools) are already at full capacity. The necessary infrastructure to build this estate would mean traffic issues in the area (of which there are already many) by adding traffic to an already built up area. There had been so many large developments taking place in and around Adderbury and this one would mean losing not only the aesthetics of the countryside which makes this village what it is, but also that means the community is a close knit one, and one where families want to bring up their children. Allowing this planning to take place would mean a lack of respect for the community and the village of Adderbury and would ruin many infrastructures such as those listed above. I am against this planning permission and feel it would harm the community and its surrounding areas.

---

**From:** enid frost [REDACTED]  
**Sent:** 19 March 2021 12:58  
**To:** West 2  
**Subject:** Appeal 21/00004/REF re 19/00963/OUT

Dear Sir/Madam

We wish to object to the planning application appeal for the following reasons:

- **the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village**
- **the development would fail to reinforce local distinctiveness**
- **the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.**

**In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.**

John & Enid FROST  
St Hilary  
Manor Road  
Adderbury  
Oxon. OX17 3EJ

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MRS THERESA GOSS
Address	3 Tanners Close Middleton Cheney BANBURY OX17 2GD
Company/Group/Organisation Name	Adderbury Parish Council

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground

Interested Party/Person Correspondence

Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Berry Hill Road objection March 2021.pdf

File name: Berry Hill Road Community Benefit List March 2021.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

**19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North  
of Berry Hill Road, Adderbury  
Appeal Reference APP/C3105/W/20/3255419**

Adderbury Parish Council has objected to previous applications on this land and does not think that this application has altered significantly from those. The Parish Council requests that all previous objections are also noted.

Adderbury Parish Council objects to the above renewed planning application, on the following grounds:

1. There is no requirement in Cherwell District Council's Local Plan for further development in the rural areas such as Adderbury and Cherwell District Council (CDC) has demonstrated a 5.6 year housing land supply.
2. The site is outside the village built up settlement area and is in open countryside, therefore development is contrary to CDC policies as well as the made Adderbury Neighbourhood Plan (ANP), Policy AD1.
3. A proposal of 40 houses is over development of the site.
4. This area is designated as being of High Landscape Value and housing would detract from the rural landscape. This is an important open and rural area on the approach to the village and it would be detrimental to the approach to the village from the south.
5. Development on this site would detract from important views of the Church and the original and historic centre of the village, being detrimental to the visual amenities of the site. The importance of views of the Church has been stated elsewhere by Historic England and the same points apply here.
6. It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the Parish.
7. The proposed design does not reflect the character of the linear layout of existing dwellings along Berry Hill Road, which is the subject of ANP Policy AD16.
8. This application might set a precedent which could encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties, and opposite.

If Cherwell District Council is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and a general list of the Parish Council's requests are attached, but the Parish Council wishes to add the following points:

- a) The Parish Council welcomes the applicant's proposal to add a paved footpath to link this site with both the Horn Hill Road and the Oxford Road, with the required crossings to existing footpaths. However, residents should be consulted accordingly to establish whether they would like a new footpath. If they do, then it should be fairly narrow and in-keeping with the area.
- b) The Parish Council is currently developing a new village hall with indoor sports and sports pitches further along Berry Hill/Milton Road, within a 5 minute walk of this application, under Policy AD18 of the Adderbury Neighbourhood Plan. As this will



benefit any new residents, the Parish Council requests a S106 contribution towards this project, which should be in proportion to the number of new families using the facility.

Should Cherwell District Council's Planning Officer be minded to support this application, the Parish Council requests that it is invited for discussions on any possible community contributions, such as those outlined above.

Theresa Goss  
Clerk to Adderbury Parish Council  
14 March 2021

**Adderbury Parish Council**  
**Requests for Community Benefits from a Section 106 Agreement**  
**Appeal reference APP/C3105/W/20/3255419**

In respect of appeal App/C3105/W/20/3255419, refusal of planning application 19/00963/OUT, Hollins Strategic Land LLP, OS Parcel 9100 Adjoining and East of Last House Adjoining and North Of, Berry Hill Road, Adderbury – To consider the resubmission of outline application 17/02394/OUT for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access).

As well as the below list please refer to Policy AD21: Community Infrastructure Levy in the Adderbury Neighbourhood Plan for suggested infrastructure projects.

OCC - Highways Items

- Traffic calming measures.- a number of problem areas of the village to be identified by the Parish Council, but includes junction of Horn Hill Road and Berry Hill Road and addresses traffic speed, volume and enforcement (see particular request in the Parish Council's response to this application)
- New footpath on Berry Hill Road up to the new community facility on Milton Road and also Horn Hill Road, and repairs where necessary, following consultation with residents.
- Subsidy for the S4 bus service which goes through Adderbury
- Subsidy for a new bus service which would go along Aynho Road to Banbury Business Park

Environment

- Ongoing projects at the Lakes
- A biodiversity project in village - eg wild flower meadows

Seating

- Extra seats for the village (new areas and replacing of seats)

Sports facilities

- Sports equipment for use on the Parish Council's land on Milton Road where a new pavilion and sports pitches are being built. This could for be football, netball, cricket and running or for equipment generally around the village once sites have been identified by the Parish Council
- Outdoor table tennis table by the MUGA in the Lucy Plackett Playing Field
- Outdoor adult gym equipment
- Provision for indoor sports in new village hall on Milton Road land

Structural

- Contribution to refurbishment of the Friends Meeting House, which is a Grade 2\* listed building and its surrounding walls which are Grade 2 listed separately, all maintained by the Parish Council
- Help for assisting the up keep of community buildings

- Contribution to a building fund for the new community facility and Sports pitches on the Parish Council's land on Milton Road.
- Replacement steps on paths at Adderbury Lakes, with a suitable access for disabled

#### Play Equipment

- New play equipment and refurbishing present equipment in all of the play areas

#### Education

- All funds for education to go to Christopher Rawlins Primary School
- Donation to the Christopher Rawlins Primary School fundraising projects

#### General

- Contribution to a fund for the running of the library service in Adderbury
- Contribution for ecological development of various amenity land owned by the PC e.g. trees, seating, or wild flower meadow.

Adderbury Library - Financial support for Adderbury Parish Council's contribution to running Adderbury library including:

- Increasing capacity for more customers including additional storage to release space for more shelving and books; and
- Increasing capacity by extending opening hours with 24-hour access for library members through access technology.

#### Biodiversity Projects

- The Adderbury Lakes - fruiting trees and shrubs/ adding diversity to the herbaceous plants ( e.g. adding meadow areas) and developing ideas for the area where the Lakes run into the Sor Brook which is very wet and has willows which will need pollarding soon.
- The Lucy Placket Playing Field - Working for Adderbury Community Group is currently looking at ways to improve this area, but this could include wet meadow area near the Brook.
- The Sor Brook and Mill Stream areas - clearance of unwanted growth might benefit other plants, creating better biodiversity
- The old railway embankment alongside the Lucy Placket Playing Field — this is owned by APC and has many trees and bushes but could be enhanced with bulbs etc planted for spring colour, insects etc
- The Adderbury Court Amenity area - owned by the PC and planted with birches - this would benefit from additional planting of bulbs or even possibly shrubs
- The Ex-Crown estates area adjacent to the above - about half an acre owned now by the PC. The Primary school is working with the PC to develop this for a Forest Schools area and it is expected that they will want to increase biodiversity with new planting.
- The Rise - we have been very successful with a wild flower border at the Rise, but would like to add a small group of small fruiting, flowering trees to add more interest and biodiversity.
- Other amenity areas owned by APC around the village — Keytes Close, Rawlins Close, could also benefit from extra planting, especially Keytes Close which would benefit from low growing shrubs.

**Adderbury Parish Council requests that the allocation of Section 106 funds for community projects is made after consultation with the Parish Council and that the PC is asked to confirm any agreement with the Developer prior to it being finalised.**

**14 March 2021**

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3255419

Appeal By

HOLLINS STRATEGIC LAND LLP

Site Address

OS Parcel 9100 Adjoining And East Of Last House Adjoining And North  
Adderbury  
Banbury  
OX17 3HF  
Grid Ref Easting: 446930  
Grid Ref Northing: 234886

#### SENDER DETAILS

Name

MRS THERESA GOSS

Address

3 Tanners Close  
Middleton Cheney  
Banbury  
Oxon  
OX17 2GD

Company/Group/Organisation Name

Adderbury Parish Council - Updated Comments 24.03.21

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant  
 Agent  
 Interested Party / Person  
 Land Owner  
 Rule 6 (6)

What kind of representation are you making?

- Final Comments  
 Proof of Evidence  
 Statement

- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Berry Hill Road objection March 2021 V2.pdf

File name: Berry Hill Road Community Benefit List March 2021 V2.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

**19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North  
of Berry Hill Road, Adderbury  
Appeal Reference APP/C3105/W/20/3255419**

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Adderbury Parish Council objects to the above renewed planning application, on the following grounds:

1. There is no requirement in Cherwell District Council's Local Plan for further development in the rural areas such as Adderbury and Cherwell District Council (CDC) has demonstrated a 5.6 year housing land supply.
2. The site is outside the village built up settlement area and is in open countryside, therefore development is contrary to CDC policies as well as the made Adderbury Neighbourhood Plan (ANP), Policy AD1.
3. A proposal of 40 houses is over development of the site.
4. This area is designated as being of High Landscape Value and housing would detract from the rural landscape. This is an important open and rural area on the approach to the village and it would be detrimental to the approach to the village from the south.
5. Development on this site would detract from important views of the Church and the original and historic centre of the village, being detrimental to the visual amenities of the site. The importance of views of the Church has been stated elsewhere by Historic England and the same points apply here.
6. It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the Parish.
7. The proposed design does not reflect the character of the linear layout of existing dwellings along Berry Hill Road, which is the subject of ANP Policy AD16.
8. This application might set a precedent which could encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties, and opposite.

If the Planning Inspector is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and a general list of the Parish Council's requests are attached to this objection, however the Parish Council wishes to add the following points:

- a) The Parish Council welcomes the applicant's proposal to add a paved footpath to link this site with both the Horn Hill Road and the Oxford Road, with the required crossings to existing footpaths. However, residents should be consulted accordingly to establish whether they would like a new footpath. If they do, then it should be fairly narrow and in-keeping with the area.
- b) The Parish Council is currently developing a new village hall with indoor sports and sports pitches further along Berry Hill/Milton Road, within a 5 minute walk of this

application, under Policy AD18 of the Adderbury Neighbourhood Plan. As this will benefit any new residents, the Parish Council requests a S106 contribution towards this project, which should be in proportion to the number of new families using the facility.

- c) The Parish Council is currently planning to install traffic calming measures on Berry Hill Road in June 2021. If the development does not accommodate the new traffic calming scheme and impacts on it, resulting in changes needing to be made to accommodate the development, funds from the developer should be made available to cover the costs of all of these changes. Please refer to Para 1 in the Community Benefits list attached.

Should the Planning Inspector be minded to support this application, the Parish Council requests that it is invited for discussions on any possible community contributions, such as those outlined above.

Theresa Goss  
Clerk to Adderbury Parish Council  
24 March 2021



**Adderbury Parish Council**  
**Requests for Community Benefits from a Section 106 Agreement**  
**Appeal reference APP/C3105/W/20/3255419**

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- Traffic calming measures.- a number of problem areas of the village to be identified by the Parish Council, but includes junction of Horn Hill Road and Berry Hill Road and addresses traffic speed, volume, enforcement and street lighting (see particular request in the Parish Council's response to this application). If the development impacts on the measures being installed in the summer of 2021, developer should cover all costs.
- New footpath on Berry Hill Road up to the new community facility on Milton Road and also Horn Hill Road, and repairs where necessary, following consultation with residents.
- Subsidy for the S4 bus service which goes through Adderbury
- Subsidy for a new bus service which would go along Aynho Road to Banbury Business Park

Environment

- Ongoing projects at the Lakes
- A biodiversity project in village - eg wild flower meadows

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- Extra seats for the village (new areas and replacing of seats)

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- The Rise - we have been very successful with a wild flower border at the Rise, but would like to add a small group of small fruiting, flowering trees to add more interest and biodiversity.
- Other amenity areas owned by APC around the village — Keytes Close, Rawlins Close, could also benefit from extra planting, especially Keytes Close which would benefit from low growing shrubs.

**Adderbury Parish Council requests that the allocation of Section 106 funds for community projects is made after consultation with the Parish Council and that the PC is asked to confirm any agreement with the Developer prior to it being finalised.**

**Updated 24 March 2021**

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**From:** Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>  
**Sent:** 25 February 2021 09:36  
**To:** West 2  
**Subject:** APP/C3105/W/20/3255419 OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury, Banbury, OX17 3HF

Dear Attila Borsos,

Please see below third party comment received directly by the LPA in regards to the above appeal.

Kind regards  
Matt

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Robert Gottlieb [REDACTED]  
**Sent:** 24 February 2021 20:45  
**To:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Cc:** Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>; Robert Gottlieb (Home) [REDACTED]  
**Subject:** Application 19/00963/OUT

Dear Ms Ford and Mr Swinford

We are residents of West Adderbury

We are advised that Application [19/00963/OUT](#) for the development of 40 houses on land north of Berry Hill Road was refused last year by Cherwell DC, an appeal that has been launched by the developers

We are not sure where on the website it allows for further comments to the appeal .

We do however wish to register our very strong objection to the appeal and reiterate that :

- **the site is beyond the built-up limits of the village**
- **the site is in an unsustainable location**
- **the site is in open countryside**
- **the homes would be distant from local services**
- **residents would be reliant upon cars for transport**
- **development of this site is contrary to the Adderbury Neighbourhood Plan and any approval would be subject to judicial review**
- **the site is outside of the Residential Settlement Boundary**
- **the site would have a poorly integrated relationship with existing built development**
- **the development would cause significant urbanisation**
- **the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village**
- **the development would fail to reinforce local distinctiveness**
- **the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.**

We trust that this appeal will be most strongly rejected once again

Thanking you for consideration

Robert and Gillian Gottlieb

Sent from my iPhone

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3255419

Appeal By

HOLLINS STRATEGIC LAND LLP

Site Address

OS Parcel 9100 Adjoining And East Of Last House Adjoining And North  
Adderbury  
Banbury  
OX17 3HF  
Grid Ref Easting: 446930  
Grid Ref Northing: 234886

#### SENDER DETAILS

Name

MR ROBERT GRIGSBY

Address

59 Wallin Road  
Adderbury  
BANBURY  
OX17 3FA

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I would like to object to this development on the following grounds

The site is beyond the built-up limits of the village

The homes would be distant from local services

Residents would be reliant upon cars for transport

Development of this site is contrary to the Adderbury Neighbourhood Plan

The site is outside of the Residential Settlement Boundary

The site would have a poorly integrated relationship with existing built development

The site would further exacerbate the existing traffic issues at the Berry Hill Road/A4260 junction

Thanks

Robert Grigsby

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MR IAN JELFS
Address	Cherry Tree Cottage Horn Hill Road Adderbury BANBURY OX17 3EU

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

This proposed application is set in open countryside, beyond the Residential Settlement Boundary as per The Adderbury Neighbourhood Plan which has been adopted by Cherwell District Council.its location is unsustainable Nd any residents would need to rely on cars to transport them.The development would not enhance, but only serve to urbanise what is a truly rural environment. Throughout this application, I have felt that there has been scant attention to detail and wonder if a site visit was ever made when it was devised? Whilst a footpath in Berry Hill Road,which has been included as part of mitigation, has been included, visually it is too wide for the setting. I would also add that the proposed crossing in Horn Hill Road has been sited at the most dangerous place, especially crossing from west to east. Twenty metres to the south or the north would make more sense.



---

**From:** Enquiries [REDACTED]  
**Sent:** 18 March 2021 11:32  
**To:** West 2  
**Cc:** caroline.ford@cherwell-dc.gov.uk  
**Subject:** FAO Attila Borsos - Community representations re Appeal reference APP/C3105/W/20/3255419  
**Attachments:** Objection APP-C3105-W-20-3255419 Adderbury.pdf

Dear Mr Borsos

Please see attached our representations made on behalf of a group of residents of Berry Hill Road, Adderbury.

We wish to object strongly on their behalf to the proposal being appealed, reference APP/C3105/W/20/3255419. Site Address: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury, Banbury, OX17 3HF

Cherwell District Council reference 19/00963/OUT

Kind regards

Elizabeth Lynn – Case manager



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Free Phone: 0800 088 6415

UK company registration number: 05243251  
VAT Registration No: 911 437 056

FAO Attila Borsos  
Case Officer  
Planning Inspectorate West 2  
Temple Quay House  
2 The Square  
BRISTOL  
BS1 6PN

18 March 2021

Sent via email to [west2@planninginspectorate.gov.uk](mailto:west2@planninginspectorate.gov.uk)  
Cc caroline.ford@cherwell-dc.gov.uk

**Re : Appeal reference APP/C3105/W/20/3255419**  
**Site Address: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury, Banbury, OX17 3HF**  
**Cherwell District Council reference 19/00963/OUT**

Dear Mr Borsos,

We write on behalf of the residents of Berry Hill Road, Adderbury listed below, all of whom object in the strongest possible terms to this appeal.

As can be seen from the number of residents that are listed below, there are significant objections to the proposed development and these are felt throughout the community as a whole, resulting in them coming together in opposition to this wholly inappropriate development.

We also draw the Inspector's attention to the opposition to this development from the Adderbury Parish Council as well as the Campaign to Protect Rural England.

<b>Resident(s) Name(s)</b>	<b>House Name</b>
Roger Dixon and Hilary	Last House
Andy and Michelle Mahony	Shaldon
Denise and Steve Mobbs	Three Spires
Maureen Coxhead and Maurice Van West	Berry Cottage
Janet Preston	Crofton

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Joanne and Mick Chapman	Crofton
Annie Turner and Charles Ferguson	Hammonds
Tim and Gina Precious	Holly Bank
Malcolm and Erica Brown	Dunnottar House
Anita Higham OBE	Polygon House
Jason and Tamsin Trinder	Mayfield house
Geoff and Rosemary Capstick	Ashwood Lodge
John and Gill Osbourne	West Ridge
Allan and Gill Hunt	Touchwood
Eva, Holly and Thomas Castle	Larkfield
Kevin and Janice Underwood	Langley
Patricia and David Morris	Sorbrook View
Matthew Brown	Greengate
Mary and Edward Locker-Marsh	North Gables
John Pollard FRCS	Berry Hill House
Howard and Barbara Davies	Karlanna
Danielle Tolson and Bobby Din	Briarwood

## **Summary**

Our letter sets out our main grounds for objecting to the proposed development and for the refusal of an appeal. These are:

- Principle of development. The site is not allocated for development in the Local Plan and is contrary to the housing needs allocation determined by that Plan. Permission to develop the site has previously been refused by the Council and the Planning Inspectorate since it sits outside the settlement boundary and is in an unsustainable location. These reasons still apply.
- Impact on landscape and character. The proposed design, layout and density of dwellings are at odds with the rural character and spacing of existing dwellings. The proposals would result in an urbanised/suburban development with associated light and other adverse impacts on the rural landscape.
- Impact on Heritage Asset. The proposal would have an adverse impact on the views and setting of St Mary's Church, which is Grade 1 listed.
- Amenity. The number of houses and density would result in light and noise pollution and is likely to result in new dwellings which would adversely impact the privacy and amenity of existing dwellings.
- Highways. We would contend that the Transport Assessment was flawed and out of date. New planned Highways changes to road layout and increase in speed limits were not taken into consideration. Similarly, proposed chicanes were not taken into account by the Highway Authority in their response. A further Transport Assessment should be undertaken and development only approved if a revised Assessment concludes that no adverse impacts on safety would result.
- Ecology. The residents would dispute the assertion that the site has negligible ecological value having witnessed a wide variety of wildlife and wildflowers.
- Legal Agreement. The residents stress that any potential benefits to the community from a s106 agreement would NOT make up for the harm resulting from this proposal.

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## **Introduction**

Berry Hill Road is on the southern edge of the village of Adderbury, running in a north-westerly to south-easterly direction. It is predominantly characterised by relatively large detached properties along both sides as one travels away from the village, separated from the roadway by wide and attractive verges. The appeal site is located beyond the south-eastern extent of these properties on the north-eastern side of Berry Hill Road.

It is important, at the outset, to highlight that this is merely the latest attempt to secure planning permission on this parcel of land.

Outline planning permission was sought in 2006, reference 06/00712/OUT, for a total of 17 houses on this site. This was refused, with a subsequent appeal being dismissed by way of a decision dated 22 March 2007. This was on the basis that *“the introduction of the proposed dwellings would represent an unwelcome urban form which would significantly diminish the character and appearance of the area and which would not integrate well into this particular setting”*. The Inspector also noted that there would be the loss of an important view towards St Mary’s Church; a Grade I listed building located within the heart of the village and to the north-east of the appeal site. Furthermore, the Inspector also concluded that the location of the appeal site represented an unsustainable location.

We are of the opinion that there has been no material change in circumstances since the date of that appeal decision that would warrant the grant of planning permission for the development which is now proposed.

In addition, outline planning permission was sought in 2017, reference 17/02394/OUT, for up to 55 dwellings on the land. This was refused with a subsequent appeal being withdrawn.

Despite these previous refusals, the latest application is a further attempt to justify large scale residential development on the land. This is without any merit or justification. We, and the residents we represent, are therefore supportive of Cherwell District Council’s continued refusal of planning permission on this land for the reasons we set out within this letter.

## **Principle of development**

Firstly, the appeal site is not allocated for residential development, nor is it previously developed land. This is a virgin site within the open countryside where its development for 40 residential properties – or for any smaller residential development – would be wholly inappropriate.

Saved Policy H18 of the Cherwell Local Plan 1996 provides clear and robust support for the dismissal of this appeal, stating that the construction of new dwellings beyond the built-up limits of settlements will only be granted in exceptional circumstances, setting out a range of criteria. None of the criteria contained within the policy applies in this case. The appeal site is clearly located beyond the built-up limit of Adderbury as one travels in a south-easterly direction along Berry Hill Road, and is in clear conflict with the requirements of Saved Policy H18.

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When considering measures to be taken to mitigate the impact of development within Cherwell on climate change, the first criterion within Policy ESD1 of the current Cherwell Local Plan requires the distribution of development “*to the most sustainable locations*”. The second criterion of Policy ESD1 requires the need to deliver development that reduces the need to travel and which encourages sustainable travel options, such as walking, cycling and public transport. Policy Villages 2 of the current Local Plan also requires, amongst other matters, that the site is well located to services and facilities.

To reiterate, the Inspector that considered the 2006 planning application for 17 houses concluded that the site was in an unsustainable location. That situation persists.

The appeal site is located just over a mile from the centre of Adderbury, with its convenience store and public houses, representing a walking time of over 20 minutes to these amenities. A return journey would obviously be doubled. The Christopher Rawlins Church of England Primary School is similarly distant from the appeal site. Should they decide to walk, parents would spend upwards of 80 minutes each day just carrying out the two school runs of the day. Although the applicant claims that the footpath to the north of the appeal site could offer a quicker link into the village, pedestrians would have to negotiate a stone stile and two kissing gates. The footpath is narrow and slopes dramatically in places. Due to its unpaved nature, it will be muddy during inclement weather. As such, it is unsuitable for pushchairs, wheelchair users and small children. Its unlit nature will also make it unusable during periods of darkness.

As a consequence, there would be an unduly high reliance on private car journeys into and out of the village from the appeal site. This clearly represents an unsustainable situation and location for the proposed development, in clear conflict with Policy ESD1 and Policy Villages 2 of the current Local Plan.

In addition, although Policy BSC1 of the current Local Plan identifies that over 22,000 new homes are required within the District during the plan period, the Council has identified that just 750 of these homes are required to be provided within Category A Villages, such as Adderbury, as set out within Policy Villages 2 of the current Local Plan. Furthermore, the Council further acknowledges that there is no actual need for any further housing provision within Adderbury as at least 120 new homes have already been approved, representing 16% of the grand total for Category A Villages. It is as a consequence of this overly generous provision of new homes within Adderbury that no additional sites have been allocated for residential development within the Adderbury Neighbourhood Plan.

Adding further weight to the obvious lack of justification for this development is Policy AD1 of the Neighbourhood Plan, which states that “*development proposals will not be supported outside the Adderbury Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character*”. This is further reinforced by Policy Villages 1 of the current Local Plan, which again directs that development should be contained within the built-up limits of villages, including Adderbury.

The subsequent section of this objection letter will demonstrate that the proposed development will have a significant adverse impact upon landscape character.

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The above commentary on the Local Plans and Neighbourhood Plan demonstrates that the principle of the proposed development cannot be endorsed. The proposed development is in direct conflict with the aims and requirements of policies contained within these documents and, on the basis of these alone, there cannot be any justification to allow the development to be approved.

### **Impact upon landscape and character of the area**

Policy Villages 2 of the current Local Plan requires, inter alia, that development proposals for new residential developments across the Rural Areas should not have significant adverse impacts upon landscape.

Policy ESD13 of the current Local Plan provides further detail to this, specifying that development proposals will not be permitted if they cause undue visual intrusion into the open countryside, as well as if they are inconsistent with local character.

The appeal site is located at the very edge of the built-up area of Adderbury, at the south-eastern gateway into the village. As previously stated, existing houses are predominantly large and detached, significantly set back from the road. These accord with the general rural nature of this south-eastern gateway. The edge of settlement nature of the appeal site is highlighted with reference to the aerial photo that we attach at Appendix 1 to this letter.

As shown on the Illustrative Layout that accompanies the planning application, there has been no attempt to replicate the scale and character of the existing Berry Hill Road properties, nor has there been any attempt to provide a layout that is sympathetic or in harmony with these existing houses. Instead of providing a development that assimilates with the rural character of the existing properties, which are set out in a linear form along Berry Hill Road, the development would introduce a large number of houses, resulting in high density development with houses crammed close together within small plots that have no consideration to their rural surroundings or to the character and nature of existing properties.

In addition, the large-scale development of the frontage of this plot of open countryside will result in the significant urbanisation of this important gateway into the village, completely at odds with its surroundings. It will represent a significant intrusion into the open countryside. This will be visually incongruous; not just as one travels along Berry Hill Road but as one views the site from within the development itself looking out towards its perimeter boundaries.

Footpaths also follow the northern and eastern boundaries of the appeal site, offering views into the proposed development and exacerbating the juxtaposition of the development with its rural surroundings.

The illumination of this estate, whether through street lighting or the obvious lighting within the homes themselves, will add to the visual incongruity of the development when looked at in relation to its surroundings, exacerbating the overall urbanisation of this part of Adderbury.

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Saved Policy C27 of the Local Plan 1996 states that *“development proposals in villages will be expected to respect their historic settlement pattern”*. The proposed development has been designed without any consideration of the historic settlement pattern of Berry Hill Road.

It is important to note that the Council’s Landscape Officer has also identified that visual amelioration of the development will be highly unlikely to be successful as:

*“The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is more like a line of weak trees which would require works that would make it less effective as a screen. Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections will be removed for visibility splays and provision of a footpath link. The remainder is likely to be reduced in height, weakening the screen.”*

In addition, the proposed development seeks to provide a footpath along Berry Hill Road. This, in itself, would result in the introduction of a further feature of unacceptable urbanisation within this predominantly rural setting. At present, an attractive and wide grassed verge separates the Berry Hill Road properties from the carriageway of the road and these are maintained by the individual properties. The provision of a footpath would drive through the verge, eroding the rural and attractive character of the street scene in this location. We would also question whether the provision of a footpath is actually achievable along the north-eastern stretch of Berry Hill Road due to the existence of services that run along this stretch. Even if a footpath is able to be provided in a practical sense, we further question whether the physical constraints would mean that the provision of the footpath would be financially prohibitive.

In summary, however, the significantly adverse impact of the development on the landscape and character of the area will be in direct conflict with the policies contained within the Cherwell Local Plans.

### **Impact upon heritage assets**

Policy ESD15 of the current Local Plan requires, inter alia, that new development proposals should *“conserve, sustain and enhance designated and non designated ‘heritage assets’”*. Saved Policy C33 of the Local Plan 1996 states that *“the council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historical value.”*

To reiterate, one of the reasons the 2006 planning application was dismissed at appeal was due to its impact upon St Mary’s Church, which is a Grade I listed building. The present application does not overcome those important considerations. The proposed development will have a substantial and significant impact upon views towards the church that presently exist from Berry Hill Road. The importance of these views was highlighted by Historic England within its consultation response. This response also highlighted that the separation between dwellings and views over garden areas towards the church were likely to be unacceptable, especially when the maturation of planting and the accumulation of residential

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clutter, which could not be controlled through the planning process, were taken into consideration. On that basis, Historic England maintained their previous concerns about the scheme.

Furthermore, we take issue with Historic England's response where it welcomes public access to the rear of the development to enable views of the church. This does not overcome the wider harm to the views to the church as one enters the south-eastern gateway of the village along Berry Hill Road, which will be significantly eroded and lost. To get an appreciation of this historic vista, one will need to deviate off the primary route into the village and travel through this new development. This will be no more than a contrived view of the church, giving it the impression of a theme park curiosity.

The church has recently benefited from £400,000 from the Heritage Lottery Fund to repair and refurbish its spire. These benefits will be totally lost as a consequence of the proposed development.

We assert that the impact upon the heritage asset will be substantially detrimental and are sufficient in their own right to refuse the planning application, being in clear conflict with the above policies contained within the Cherwell Local Plans. Not only will these negative impacts be in respect of views towards the heritage asset, but will also affect the setting of the heritage asset.

### **Amenity considerations**

One of the requirements of Policy ESD15 of the current Local Plan is to consider the amenity of existing development as a consequence of development proposals, together with limiting the impact of light pollution from artificial light on local amenity.

The Illustrative Layout included with the planning application shows a number of new residential properties pushed hard up against the boundary of the last house along Berry Hill Road. Whilst this is only illustrative, it is highly likely that such properties will have views into rear gardens and the rear elevations of these existing properties, adversely affecting privacy and amenity.

Likewise, the artificial lighting that will form an integral part of the proposed high-density development will undoubtedly have an adverse impact in respect of light pollution, adversely affecting the existing properties on Berry Hill Road.

Noise disturbance is also highly likely as a consequence of positioning so many properties up against the existing boundary of the existing house.

These impacts will be unacceptable, in clear contravention of the aims of Policy ESD15 of the Local Plan.

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## **Highways considerations**

In the first instance, we do not believe the Transport Assessment takes into account planned developments that were to be completed after the date of the planning application. The survey work, carried out in January 2018, is therefore out of date and a further Assessment, with additional survey work, is required.

We also question the veracity of the survey work carried out 3 years ago. This showed, during the morning peak, 160 vehicles travelling in an easterly direction along Berry Hill Road, with 161 vehicles travelling in a westerly direction, during the course of one hour. This equates to a vehicle travelling eastwards every 23 seconds, with the same frequency westbound. In an attempt to understand this, local residents undertook their own vehicle surveys on 9<sup>th</sup> and 10<sup>h</sup> March 2021, the results of which are in the table below. In all but one case, the frequency of vehicles witnessed by residents was higher than depicted within the January 2018 survey. It is also important to point out that these surveys were carried out during the midst of a national lockdown, with large numbers of people working from home.

Date	Time	Vehicles travelling eastbound	Frequency of vehicles travelling eastbound	Vehicles travelling westbound	Frequency of vehicles travelling westbound
9 March	08.20 – 08.50	111	One vehicle every 16 seconds	94	One vehicle every 19 seconds
10 March	07.15 – 07.45	120	One vehicle every 15 seconds	67	One vehicle every 27 seconds
10 March	08.15 – 08.45	131	One vehicle every 14 seconds	97	One vehicle every 19 seconds

Furthermore, the proposed changes and positioning of such items as bus stops are ill conceived as there is no evidence that these will work.

Irrespective of the above flaws in the data that supports the planning application, works will shortly take place that changes the configuration of the local highway network in the vicinity of the appeal site. Although the Highway Authority has not objected to the planning application, we believe that this approach is flawed as a result of works that are proposed to be carried out by the Highway Authority itself and which have recently come to light. We attach a drawing indicating the extent of these at Appendix 2 to this letter.

In summary, the proposed works include the provision of chicanes along Berry Hill Road as a means of getting traffic to reduce their speed. This will have the effect of cars travelling at high speed into the village rapidly decelerating as they approach the chicanes. Likewise, vehicles will rapidly accelerate away from the chicanes in the other direction, or will do so to try to get through the relevant chicane before they have to give way to oncoming traffic.

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These changes in speed along what is a long and straight road will undoubtedly have an impact upon vehicles entering and leaving the new development site. This is likely to have an adverse impact upon the safety of highway users and was not taken into account by the Highway Authority within its consultation response.

It is also proposed to increase the speed limit on part of Berry Hill Road as part of this scheme. Up to the chicanes, the speed limit will rise from 30mph to 40mph. This increase will be on the part of the road that goes past the proposed site entrance. Again, this has not been taken into account in the response of the Highway Authority. Such an increase in the legal speed limit is obviously material to the ability of traffic to safely enter and leave this access point.

Similarly, the proposed works to the highway include the closing of the western arm of the Horn Hill Road / Berry Hill Road / Milton Road junction, at the north-western end of Berry Hill Road. As a consequence, traffic that previously travelled into the village from the west via Milton Road will no longer be able to turn left into Horn Hill Road and will instead be diverted in a south-easterly direction along Berry Hill Road (and past the proposed site entrance). This is a significant volume of traffic, which travels from Bloxham and Chipping Norton to the west through the village. The increased volume of traffic along Berry Hill Road that results from these works will clearly have a further impact on the safe travel into and out of the proposed development and, as before, this was not taken into consideration within the Highway Authority's formal response.

We are further concerned that the chicanes, coupled with the increase in the number of vehicles along Berry Hill Road (as evidenced by the residents' own survey but also taking account the changes to the highway network), will lead to standing traffic along the road; a situation that was not highlighted within the Transport Assessment submitted with the planning application.

A further Transport Assessment would therefore need to be carried out to support the current application. This could only be acceptable subject to the Assessment categorically identifying that the proposed development will not result in adverse impacts upon highway safety and the free flow of traffic within the highway network after the proposed works have been undertaken.

## **Ecology**

The Habitat Survey Report that accompanies the planning application states, at paragraph 6.3, that *"the proposed development would result in the loss of common and widespread habitats, areas of grassland and bare ground which have negligible ecological value"*.

This paints a wholly disproportionate picture of the current situation, as described by local residents. The wildlife within the appeal site as a whole has been well established for many years, consisting of numerous species of birds including owls, buzzards and kites, as well as mammals including hares, foxes, deer and rabbits. Grass snakes are numerous, as are a large variety of insects. All of these have, for many years, used the appeal site as a green

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Tewkesbury. GL20 5UR

**Cambridgeshire:**  
Fenice Court,  
Phoenix Business Park, St Neots  
Cambridgeshire. PE19 8EP

corridor between the wider open countryside and residents' gardens. Residents have encouraged this through their own hedgerow planting on the curtilage of their gardens, allowing suitable nesting habitat for birds to flourish.

Although the appeal site has not been looked after in recent months, residents report that it is a sea of colourful flowers every summer.

All of this adds to the wider amenity value of the appeal site, not just to the ecology of the area but to local residents as well. All of this will be lost should planning permission be granted for the proposed development.

### **Potential legal agreement**

We note that the Council's third reason for the refusal of the planning application was because they are not convinced that the necessary infrastructure can be provided in the absence of a satisfactory Section 106 Agreement.

We wish to state that even if the necessary infrastructure can be provided through a satisfactory legal agreement, this would not overcome the enormous and wide-ranging harm that will result as a consequence of the proposed development taking place.

In a similar vein, whilst we welcome the strong objection to this development from Adderbury Parish Council, residents wish to stress, in the strongest possible terms, that any benefits to the local community that could be achieved through Section 106 contributions would in no way make up for the harm that results from the development.

### **Conclusion**

It is clear that there is no justification for the proposed development of this land.

The proposed development is not needed to meet the Council's house building targets and is not allocated for such purposes. Its development will have an unacceptable impact on the nature and character of the area, as well as on the wider landscape, being visually intrusive and jarring, introducing an unacceptable urban development into the open countryside. Furthermore, the development will have a detrimental impact upon views towards – and the setting of – St Mary's Church.

The development of high density homes will have an adverse impact upon the amenity of the existing residents of Berry Hill Road.

Furthermore, the proposed highways works have not been taken into consideration when assessing the merits of this planning application and there are very real concerns that the proposed development will adversely impact highway safety and the free passage of traffic throughout the local highway network.

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Cambridgeshire. PE19 8EP

Finally, any benefit that could be obtained by way of a suitable Section 106 Agreement would not be able to overcome the fundamental reasons for refusing this application.

On the basis of the above, we respectfully request that this appeal be dismissed.

Yours faithfully,

AFA Planning Consultants Ltd

Enc – Appendices 1 and 2

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## APPENDIX 1

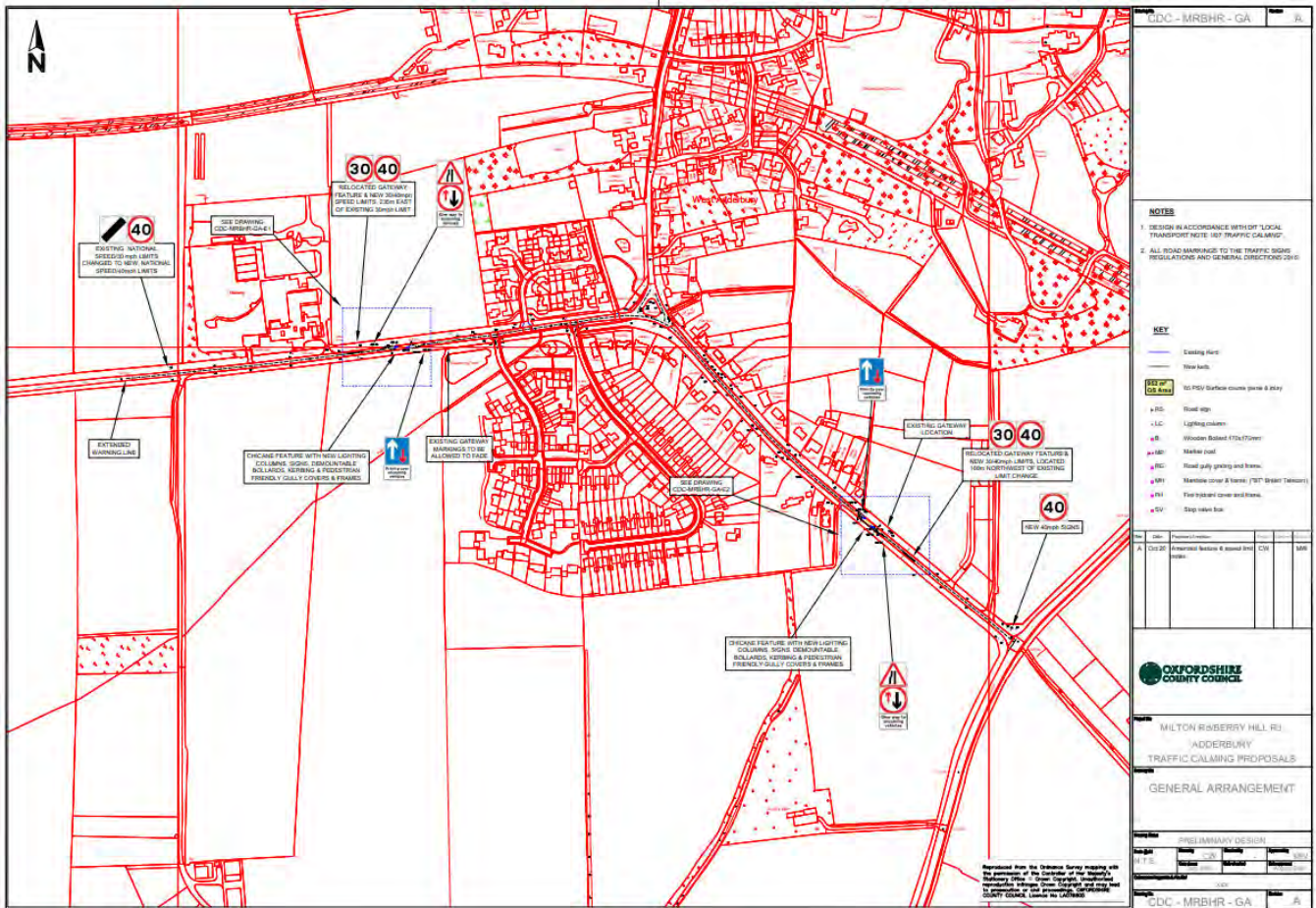


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# APPENDIX 2



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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MR ANDREW MCCALLUM
Address	OX16 1EW 38 Lapsley Drive Banbury Oxfordshire OX16 1EW
Company/Group/Organisation Name	CPRE Oxfordshire

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement

- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Cherwell District Committee - Adderbury Appeal March 2021.docx

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CPRE Oxfordshire  
c/o 20 High Street  
Watlington  
Oxfordshire OX49 5PQ

Telephone 01491 612079  
campaign@cpreoxon.org.uk

[www.cpreoxon.org.uk](http://www.cpreoxon.org.uk)

working locally and nationally to  
protect and enhance a beautiful,  
thriving countryside for everyone to  
value and enjoy

9<sup>th</sup> March 2021

19/00963/OUT

Appeal Reference: APP/C3105/W/20/3255419

I am writing on behalf of CPRE Oxfordshire Cherwell District. We ask that this appeal should be dismissed on the following grounds which have been raised by Adderbury Parish Council in their objection to the original application. We support their point of view and consider these to be still valid objections to the proposed development.

Cherwell District Council (CDC) has demonstrated a 5-6 year housing land supply and there is no requirement in the CDC Local Plan for any further development in rural areas, including Adderbury.

This site is beyond the built up settlement area of Adderbury, being in open countryside and the development is, therefore, contrary to CDC policies and the made Adderbury Neighbourhood Plan (ANP), Policy AD1.

The designs for the proposed development are contrary to the ANP Policy AD16 as they are out of keeping with the layout of the existing properties on Berry Hill Road.

The development could set a precedent which might lead to more applications in the future in the immediate vicinity of Berry Hill Road on land behind existing houses and on the opposite side.

A development of 40 homes is an excessive number for this site.

We trust that you'll be able to take these points into consideration and we respectfully ask that the appeal be dismissed.

Andrew McCallum  
Secretary, CPRE Cherwell District

---

**From:** Ellen Kirk [REDACTED]  
**Sent:** 19 March 2021 23:13  
**To:** Matthew.Swinford@cherwell-dc.gov.uk; West 2  
**Subject:** Appeal 21/00004/REF – 40 Houses North of Berry Hill Road

Dear Sir or Madam

You may have received multiple emails detailing the points below however I urge you to understand the impact of what this development would have on the village. We were initially a small village which has slowly expanded to include Twyford. Between all the properties in West Adderbury, East Adderbury and Twyford we have one small primary school, no secondary school, no GP, no pharmacy, no dentist and we rely upon the villages surrounding to support us. 40 more dwellings will increase the strain that these services are currently under.

The A4260 that joins Berry Hill Road is a dangerous road due to the bends and amount of vehicles using it. We already have traffic incidents on the corner where these roads meet (recently the Berry Hill Road sign was most likely hit as it is no longer standing). I worry that more serious accidents may occur with the new additions of the bus stops on the main road, with fear of over takers, and an increase in vehicles and pedestrians with no safe crossings. Vehicles take the corner of Berry Hill Road quickly as they come off the main road and having a pedestrian crossing (particularly close to the bend and without lights) will increase chances of serious accidents.

The reasons below demonstrate why this appeal should be overturned .

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- this site has never been identified as a potential development site
- Adderbury has met its 5-6 land supply
- the homes would be distant from local services
- residents would be reliant upon cars for transport, there would be an increase in traffic pollution
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- The unobstructed view of our Grade [1 listed St Mary's Church](#) with its illuminated spire would be lost . This view has been enjoyed by residents & those passing through Adderbury for 700 years. The Heritage Lottery fund has recently provided the best part of £400,000 to repair the church Tower & Spire . If anything, a Preservation Order should be sought to protect the historic landscape & views from the special vantage point on Berry Hill Road as you enter the village from the Oxford Road .
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

**In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes. The junction of Berry Hill**

**Road & Oxford Road is a very busy & dangerous 'pinch point' & is very close to the proposed site & proposed entrance.**

**Yours Sincerely**

Ellen Kirk and Alex Mobbs  
Residents of Adderbury

---

**From:** Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>  
**Sent:** 24 February 2021 10:03  
**To:** West 2  
**Subject:** APP/C3105/W/20/3255419 - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North, Adderbury  
**Attachments:** FW: Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Resubmission of application 17/02394/OUT; Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT); Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Good morning Attila Borsos,

Please see attached third party representations regarding the above appeal that we as LPA have received in error.

Originally I responded to Mr and Mrs Cox/ V Bromhead and Mr I Corcoran advising them to direct their comments to PINS online portal but to make sure that you have received these and follow what we have done with further comments received they are attached to this email but please be aware you may have already received this directly.

Kind regards  
Matt

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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My usual working hours are: Monday to Friday, 08.45am to 17:15pm.

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**From:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Sent:** 23 February 2021 08:59  
**To:** Matthew Swinford  
**Subject:** FW: Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Hi Matt,

Could you acknowledge this one in the same was as those from yesterday?

Thanks  
Caroline

Caroline Ford BA. (Hons) MA MRTPI  
Principal Planning Officer - Major Projects Planning Team Development Management Division Place and Growth  
Directorate Cherwell District Council  
Tel: 01295 221823  
Email: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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-----Original Message-----

From: allan ziff [REDACTED]  
Sent: 22 February 2021 20:22  
To: Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
Subject: Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Dear Miss Ford,

I wish to object to this application for the following reasons:  
the site is beyond the built-up limits of the village the site is in an unsustainable location the site is in open countryside the homes would be distant from local services residents would be reliant upon cars for transport development of this site is contrary to the Adderbury Neighbourhood Plan the site is outside of the Residential Settlement Boundary the site would have a poorly integrated relationship with existing built development the development would cause significant urbanisation the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Kindest Regards

Allan Ziff : 2 Henge Close Adderbury OX17 3GA

Sent from my iPhone

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---

**From:** chris cudahy [REDACTED]  
**Sent:** 23 February 2021 11:33  
**To:** Caroline Ford; Matthew Swinford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Dear Caroline & Matthew

I hope you are both well.

I am not against progress and the need for strategic development, therefore schemes like Planning application 21/00343/F are right for the village. However more random housing estates are not what Adderbury needs or can sustain.

Therefore I wish to strongly object to this application (21/00004/REF) as nothing has changed since you and your colleagues correctly objected to it the first time for the following reasons:

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- the homes would be distant from local services
- residents would be reliant upon cars for transport
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

Kind regards

Chris Cudahy  
Resident of Horn Hill Road

---

**From:** Joyce [REDACTED]  
**Sent:** 17 February 2021 12:25  
**To:** Submit Appeal  
**Subject:** Resubmission of application 17/02394/OUT

We are appealing against the resubmission of this application:

1. The traffic on the Adderbury/Milton/Bloxham Road is appalling and is continually used as a rat run
2. The school is nearly overcrowded
3. More houses mean more cars
4. Adderbury doesn't have the facilities to support more building ie no doctor's surgery, no pharmacy/chemist, and an inadequate post office.

Joyce and Mike Cox

---

**From:** Veronica Bromhead [REDACTED]  
**Sent:** 17 February 2021 23:39  
**To:** Matthew Swinford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

I wish to object to this application for the following reasons:  
the site is beyond the built-up limits of the village the site is in an unsustainable location the site is in open countryside the homes would be distant from local services residents would be reliant upon cars for transport development of this site is contrary to the Adderbury Neighbourhood Plan the site is outside of the Residential Settlement Boundary the site would have a poorly integrated relationship with existing built development the development would cause significant urbanisation the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided. In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Regards.....Tony  
28 Henge close

---

**From:** Iain Corcoran [REDACTED]  
**Sent:** 18 February 2021 10:11  
**To:** Matthew Swinford  
**Subject:** Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Dear Sir,

What is it with developers visiting Oxfordshire and wanting to develop properties, I can tell you it's greed nothing more but pure greed the average cost to build a modest house is between £117,000 - £168,000 the developers then market the dwelling for £375,000 making profit. Its an occurring theme for development in this area why don't we just erect a large sign saying all the land around Adderbury is for development as we want to lose our identity and become the next Milton Keynes a concrete jungle? I wish to object to this application for the following reasons: The site is beyond the built-up limits of the village the site is in open countryside, and would have a detrimental effect on the wildlife Development of this site is contrary to the Adderbury Neighbourhood Plan The development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Regards

Mr Iain Corcoran  
6 Henge Close  
Adderbury

Sent from my iPhone

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3255419

Appeal By

HOLLINS STRATEGIC LAND LLP

Site Address

OS Parcel 9100 Adjoining And East Of Last House Adjoining And North  
Adderbury  
Banbury  
OX17 3HF  
Grid Ref Easting: 446930  
Grid Ref Northing: 234886

#### SENDER DETAILS

Name

MR RICHARD OLIVER

Address

Oxfordshire County Council  
County Hall New Road  
OXFORD  
OX1 1ND

Company/Group/Organisation Name

Oxfordshire County Council

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground

Interested Party/Person Correspondence

Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION  
Document Description: Your comments on the appeal.  
File name: OCC R122 Statement 19-00963-OUT.docx

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**OXFORDSHIRE COUNTY COUNCIL'S  
REGULATION 122 COMPLIANCE STATEMENT**

<b>Location:</b>	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury
<b>Planning Ref:</b>	19/00963/OUT
<b>Appeal Ref:</b>	APP/C3105/W/20/3255419
<b>Proposal:</b>	Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)
<b>Date:</b>	29/03/2021

**1. INTRODUCTION**

- 1.1. Oxfordshire County Council (OCC) considers that the proposed development of up to 40 dwellings, is unacceptable without an agreement under Section 106 of the Town and County Planning Act 1990 (S106) which is required to mitigate the demands which will be placed on infrastructure and services as a result of the development. This statement by OCC provides the justification for its requirements for a contribution towards primary education, secondary education, public transport services, public transport infrastructure, rights of way, traffic regulation order and also justification for an administration & monitoring fee.
- 1.2. This statement supplements the formal responses by OCC dated 15<sup>th</sup> July 2019 and 24<sup>th</sup> October 2019 to the consultation by Cherwell District Council (CDC).
- 1.3. R122(2) of the Community Infrastructure Levy (CIL) regulations 2010 (as amended) introduced three tests for S106 agreements which must apply if a planning obligation is to constitute a reason for granting planning permission. It should be, a) necessary to make the development acceptable in planning terms, b) directly related to the development and c) fairly and reasonably related in scale and kind to the development. The purpose of this statement is to show that the requested contributions comply with the requirements of the three tests.

**2. INFRASTRUCTURE CONTRIBUTIONS:**

- 2.1. OCC considers that the development would have a detrimental impact on the local services it provides unless the contributions sought are provided as set out below:

	<b>Contribution</b>	<b>Indexed-linked</b>
Primary Education	£340,802	BCIS All-In Tender Price Index Value 333



Secondary Education	£227,749	BCIS All-In Tender Price Index Value 333
Public Transport Services	£40,000	RPIX January 2018
Public Transport Infrastructure	£10,000	Baxter January 2018
Public Rights of Way	£20,000	Baxter January 2018
TRO Contribution	£3,120	RPIX June 2019

*Table 1: Infrastructure Contributions*

## 2.2. Administration and Monitoring Fee - £2,250

2.3. The above contributions save for the Administration and Monitoring Fee are to be indexed-linked to maintain the real values of the contributions so that they can in future years deliver the same level of infrastructure provision as currently required.

## 3. Population Assessment

3.1. Contributions are assessed in accordance with the population likely to be generated by the proposed development, and the likely demands that this additional population would place on local infrastructure and services. Such assessment is made using the county's population forecasting tool, which uses the results of the 2008 Oxfordshire Survey of New Housing to generate a population profile of new development, taking into account:

- a) The locations of the development (by district)
- b) The scale and dwelling mix of development
- c) An allowance for attendance of children at non-state funded schools

3.2. The contributions below are based on Oxfordshire's Strategic Housing Market Assessment (SHMA) :

- 5 x one bed dwellings
- 10 x two bed dwellings
- 18 x three bed dwellings
- 7 x four bed dwellings

3.3. It is estimated that the proposed development would generate a net increase of 104.46 additional residents including:

- 12.29 primary school pupils
- 8.62 secondary school students (including 1.13 sixth formers), and
- 3.11 Nursery Pupils

## 4. EDUCATION CONTRIBUTION

### 4.1. Policy: Education

Education authorities have statutory duties to

- Ensure sufficient school places (The Education Act 1996 S14)
- Increase opportunities for parental choice (S2 of the Education and

Inspections Act 2006 inserts sub-section 3A into S14 of the Education Act 1996)

- Comply with any preference expressed by parents provided compliance with the preference would not prejudice the provision of efficient education or the efficient use of resources (School Standards and Framework Act 1998 S86)
- Ensure fair access to educational opportunity. (S1 of the Education and Inspections Act 2006 inserts sub-section 1(b) into S13 of the Education Act 1996)

#### 4.2. Relevant Policies:

**Paragraph 94 of the National Planning Policy Framework (NPPF)** states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

**Paragraph 92 of the NPPF** states to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

**Policy INF 1 (Infrastructure) of the adopted Cherwell Local Plan 2011-31** states that “Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.”

#### 4.3. Primary Education Contribution - £340,802 to be index linked from BCIS All-In Tender Price Index Value 333, towards the expansion of primary and nursery capacity at Christopher Rawlins CE (VA) Primary School

##### **(a) Necessary to make the development acceptable in planning terms**

Christopher Rawlins CE (VA) Primary School in Adderbury was previously a 1 form entry school, providing 210 primary places (30 places per year) plus a nursery. Due to the cumulative effect of planned and permitted housing development in the area the school expanded to 1.5 form entry (45 places per year) from September 2017. The need for these additional places is already being demonstrated by growing pupil numbers, and demand is expected to increase further.

This expansion meets the need of already permitted development and also enables the expected primary pupil generation from this proposed development to be accommodated, and is therefore necessary to make this proposed development acceptable. Without this additional accommodation, Oxfordshire County Council would not be able to meet its statutory school sufficiency duty in the Adderbury area,

including meeting the expected increase in demand for places as a result of this application. It is therefore directly related to the proposed development, and a contribution towards the capital cost of the expansion is sought in proportion to the development's expected pupil generation, and based on the tender costs estimate per pupil of expanding the school.

In Adderbury, nursery education is provided through Christopher Rawlins CE Primary School's nursery class. The school's expansion has also facilitated the expansion of the nursery places provided from 40 part-time equivalent to 52 part-time equivalent (i.e. 12 more part-time equivalent places or 6 more full-time equivalent places). There are currently 36 children on roll in the nursery, and the proposed development is expected to generate a further 4.25 nursery pupils. Therefore, expansion of nursery capacity was required in order to accommodate increased pupil generation from housing development in the area, including this application.

To ensure the additional capacity was available in time, the necessary building works were forward funded by the county council against future s106 receipts from local housing developments, such as that proposed in this appeal.

The approach of securing contributions to forward funded projects is supported by the November 2019 Department for Education guidance 'Securing developer contributions for education'. Which states on page 7:

"Where new schools or school expansion is necessary to mitigate the impacts of development, and those new facilities are to be forward funded (for example by local authorities borrowing money to fund school development prior to receiving Section 106 monies or by using capital reserves), it may be possible to secure developer contributions to recoup the monies spent, including interest, fees and expenses as well as the principal sum spent."

This expansion meets the need of already permitted development and also enables the expected primary pupil generation from this proposed development to be accommodated and is therefore necessary to make this proposed development acceptable.

**(b) Directly related to the development**

This contribution is towards the provision of additional primary and nursery capacity in Adderbury to accommodate the pupils generated by this development.

**(c) Fairly and reasonably related in scale and kind to the development**

Contributions are assessed based on a direct assessment of likely demand for primary and nursery pupil places arising from the development. It is estimated that the proposed development would generate an additional 12.29 primary pupils and 3.11 nursery pupils.

Total number of primary and nursery pupils expected to be generated: 15.40

Cost per pupil of expanding Christopher Rawlins CE (VA) Primary School £22,130 (BCIS 333)

The Primary Education Contribution from this development is therefore:

£22,130 (cost per pupil) x 15.40 (the forecast number of new pupils) = **£340,802**

As this is an outline application the final mix of dwellings is not known. A matrix mechanism is required in the legal agreement/undertaking with the following contribution amounts per dwelling to ensure the contribution remains in scale and kind to the proposed development.

Table 2 Primary Education Contribution amounts per dwelling:

	1 Bed	2 Bed	3 Bed	4+ Bed
Primary Education	£0.00	£4,714.10	£10,814.71	£14,142.31

**4.4. Secondary Education - £227,749 to be index linked from BCIS All-In Tender Price Index Value 333, towards the expansion of secondary capacity at The Warriner School, Bloxham**

**(a) Necessary to make the development acceptable in planning terms**

The nearest secondary school to the proposed development is The Warriner School in Bloxham, which is currently oversubscribed; its current capacity is 1300, and as of January 2019 there were 1319 pupils on roll. The school is currently undergoing a major expansion project; it has already increased its intake by one form of entry ahead of completion of building works, and is increasing by another form of entry this year, bringing the total capacity to approximately 1600 places. Pupil numbers are forecast to increase further as a result of planned housing development in the area.

Paragraph 94 of the National Planning Policy Framework (NPPF), updated in February 2019, emphasises the importance that a sufficiency of choice of school places is available to meet the needs of existing and new communities, and that this should include giving great weight to the need to create, expand or alter schools. Without expansion of the Warriner School, housing development would adversely impact on parental preference, as pupils already living in the area would be less likely to secure a place at their first preference school as a direct result. As such it would go against the intention of Paragraph 94 of the NPPF by reducing the choice of school places available in the area.

If additional places were not provided at The Warriner School, pupils living in the area would otherwise be displaced to other schools in nearby Banbury. Spare capacity in Banbury secondary schools is quickly being eroded as a result of local population growth, and expansion of capacity is planned; additional expansion of these schools would be needed if they were also required to accommodate increased demand from housing developments in the Bloxham planning area.

**(b) Directly related to the development**

Expansion of The Warriner School is necessary to ensure that both current and future demand for secondary school places in the area is met, including that from new housing development, and is therefore directly related to this application.

**(c) Fairly and reasonably related in scale and kind to the development**

Contributions are assessed based on a direct assessment of likely demand for secondary pupil places arising from the development. It is estimated that the proposed development would generate an additional 8.62 secondary school students (including 1.13 sixth formers).

The Estimated per pupil cost of secondary school expansion, as advised by Government guidance “Securing developer contributions for education” (November 2019) is £26,421 per pupil at a tender price index value of 333.

The Secondary Education Contribution from this development is therefore:

£26,421 (cost per pupil) x 8.62 (the forecast number of new secondary school pupils)  
 = **£227,749**

As this is an outline application the final mix of dwellings is not known. A matrix mechanism is required in the legal agreement/undertaking with the following contribution amounts per dwelling to ensure the contribution remains in scale and kind to the proposed development.

Table 3 Secondary Education Contribution amounts per dwelling:

	1 Bed	2 Bed	3 Bed	4+ Bed
Secondary Education	£0.00	£2,642.10	£6,869.46	£11,096.82

**5. TRANSPORT CONTRIBUTION**

**5.1. Relevant Policies:**

**Public Transport**

**National Planning Policy Framework**

**Paragraph 108**

In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

**Connecting Oxfordshire: Oxfordshire County Council's Fourth Local Transport Plan 2015-2031 (LTP4) [adopted in September 2015]**

i. Policy 3

Oxfordshire County Council will support measures and innovation that make more efficient use of transport network capacity by reducing the proportion of single occupancy car journeys and encouraging a greater proportion of journeys to be made on foot, by bicycle, and/or by public transport.

ii. Policy 17

Oxfordshire County Council will seek to ensure through cooperation with the districts and city councils, that the location of development makes the best use of existing and planned infrastructure, provides new or improved infrastructure and reduces the need to travel and supports walking, cycling and public transport.

iii. Policy 34

Oxfordshire County Council requires the layout and design of new developments to proactively encourage walking and cycling, especially for local trips, and allow developments to be served by frequent, reliable and efficient public transport. To do this, we will:

- secure transport improvements to mitigate the cumulative adverse transport impacts from new developments in the locality and/or wider area, through effective travel plans, financial contributions from developers or direct works carried out by developers;
- identify the requirement for passenger transport services to serve the development, seek developer funding for these to be provided until they become commercially viable and provide standing advice for developers on the level of Section 106 contributions towards public transport expected for different locations and scales of development...

***The Adopted Cherwell Local Plan 2011-2031***

Policy SLE 4

Identifies that new development will be required to provide contributions towards transport impacts of development and recognises that development should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport etc.

***The Adopted Developer Contributions Supplementary Planning Document (SPD) (February 2018)***

Para 4.143: All new developments in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of the development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes. It will also enable improvements to be made to the local and strategic road and rail networks.

Para 4.146: Direct infrastructure provision, financial and other contributions (including those for bus services) towards mitigating measures will be included in a

planning obligation.

**5.2. Public Transport Services Contribution: £40,000 to be index linked from January 2018 (RPIX) towards the enhancement of public transport services serving the site in the form of pump priming bus services on the A4260.**

**(a) Necessary to make the development acceptable in planning terms**

The contribution is considered necessary to make the development acceptable in planning terms because it is compliant with Paragraph 32 of the National Planning Policy Framework (NPPF) which states that:

“All developments that generate significant amounts of movement will be supported by a transport statement or assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

The S4 service which is the nearest past the development has its bus stops in excess of about 700m from most of the proposed properties. It is acknowledged that the frequency of this service is not one that could be relied upon to support work related trips in the AM and PM peak periods, to either Banbury or Oxford.

In order to achieve a more direct and appropriate level of service that meets the County Council’s Bus Strategy of creating a ‘Connector’ level of bus connectivity along the Banbury – Oxford corridor, enhancement of the services on the A4260 is hence required. This would enable an associated stop to be located a few minutes to the site to the benefit of the residents.

The aim is to achieve a half-hour frequency, providing a genuine ‘turn up and go’ service, which is considered necessary for the bus to be attractive to all future residents and provide a viable and efficient alternative to car travel.

The contribution asked for will be pooled with funds derived from other residential developments along the Banbury – Oxford corridor to allow the County Council to increase frequency as well as reduce journey time of public transport services, where residents of the development can access intercity rail services and regular premium route bus services to Oxford city centre.

Thus, the bus service to which this development must contribute, is considered necessary to make the development acceptable.

**(b) Directly related to the development**

The proposed bus service would have a pair of bus stops along the A4260, within 100m from the site access with walking and crossing provision to access the stops.

**(c) Fairly and reasonably related in scale and kind to the development**

The contribution is based on a formula of £1000 per residential dwelling built, which is used throughout this part of Oxfordshire when the County Council obtains

funds from new residential developments. This complies with Policy WIT8 within Oxfordshire County Council's Local Transport Plan, which states that:

"To mitigate the impact of development across the Witney area and implement public transport measures identified in the Witney Area Transport Strategy we will secure public transport service and infrastructure contributions based on a contribution rate per dwelling."

£1,000 per dwelling x 40 dwellings = £40,000

**5.3. Public Transport Infrastructure Contribution: £10,000 to be index linked from January 2018 (Baxter) towards the provision of two sets of bus stop poles and premium route standard flags, and bus shelters (£4,000 will be transferred to the Adderbury Parish Council as a commuted sum for maintenance of the shelter).**

**(a) Necessary to make the development acceptable in planning terms**

A pair of bus stops lies is proposed in the immediate vicinity of the development along the A4260.

Currently, there are no bus stops at the identified locations. In order to make travelling by bus an attractive option, it is thought that provision of a pair of premium route standard bus stop poles and flags with integral timetable display cases is reasonable.

**(b) Directly related to the development**

Therefore, the contribution is directly related to the development, as the residents will be within easy walking distance of two bus stops that are served by the bus service that will increase in frequency and expanded area of operation that will be partly funded by this contribution.

**(c) Fairly and reasonably related in scale and kind to the development**

Each bus stop pole, premium route standard flag and a bus shelter costs £3000 in addition to £2000 commuted sum for maintenance. A total contribution of £10,000 towards bus stop infrastructure is considered to be fair and reasonably related to the development in scale and kind.

**5.4. Public Rights of Way Contribution: £20,000 to be index linked from January 2018 (Baxter) Towards access mitigation measures on the footpaths to east and north of the site (Adderbury Footpaths 13, 6, 5 and 24 and Bridleway 9). This would fund surface improvement, signage and furniture along the routes.**

**(a) Necessary to make the development acceptable in planning terms**

The development will affect the existing Rights of Way in the vicinity of the site due to the amount and frequency of increased use.

A proportional contribution is sought towards improving the quality of the footpath that runs to the east and north of the site particularly to fund the surface



improvements, signage and associated furniture along the route.

**(b) Directly related to the development**

With increased use of the footpath associated with this development the scheme is therefore necessary to mitigate the cumulative impact of the development to make it acceptable in planning terms.

The site has had a desk assessment to both assess the current situation and look at how public use could be protected and enhanced. With the development site at the centre, the logical and realistic public rights of way network likely to be affected is considered.

**(c) Fairly and reasonably related in scale and kind to the development**

The proposed off-site measures are in the form of a reasonable financial contribution to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time period and under the Rights of Way Management Plan aims.

**5.5. Traffic Regulation Order Contribution: £3,120 to be index linked from June 2019 (RPIX) towards the cost of administering a TRO to enable relocation of the existing 30mph/national speed limit on Berry Hill Road from its current location to a point further south close to the junction with the A4260 with the aim of Berry Hill Road to be under 30mph**

**(a) Necessary to make the development acceptable in planning terms**

The Contribution is necessary to make the development acceptable in planning terms as, if successful; it will enable the relocation of existing speed limit signage that is currently within the southern visibility splay of the access of the development. Locating the speed limit outside of the access will also reduce traffic speeds on this road in the vicinity of the proposed development, thereby reducing the likelihood of collisions brought about by excessive vehicle speeds. Therefore, this TRO, if applied successfully, will help provide safe and suitable access to the development in accordance with the National Planning Policy Framework.

**(b) Directly related to the development**

The cost of administering a Traffic Regulation Order (TRO) which, if successful, will enable the relocation of the existing 30mph/derestricted speed limit on Berry Hill Road from its current location to a point further south by the junction with the A4260 to bring the entire Berry Hill Road under 30mph. This would reduce traffic speeds in both directions.

**(c) Fairly and reasonably related in scale and kind to the development**

The contribution is fair and reasonably related in scale and kind to the development as it is a fixed fee for administrative costs and does not include funding for any physical works.

## **6. ADMINISTRATION AND MONITORING FEE**

**- £2,250**

Regulation 122 (2A) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) now makes it clear that a monitoring fee can be charged to monitor planning obligations provided:

- (a) the sum to be paid fairly and reasonably relates in scale and kind to the development; and
- (b) the sum to be paid to the authority does not exceed the authority's estimate of its cost of monitoring the development over the lifetime of the planning obligations which relate to that development."

The fee meets these tests because:

In order to secure the delivery of the various infrastructure improvements, to meet the needs arising from development growth, OCC needs to monitor Section 106 planning obligations to ensure that these are fully complied with. To carry out this work, the County Council has set up a Planning Obligation Team and so charges an administration/monitoring fee towards funding this team of officers. The work carried out by the Planning Obligations Team arises solely as a result of OCC entering into Section 106 Agreements in order to mitigate the impact of development on the infrastructure for which OCC is responsible. OCC then has a resultant obligation to ensure that when money is spent, it is on those projects addressing the needs for which it was sought and secured. The officers of the Planning Obligation Team would not be employed to do this work were it not for the need for Section 106 Obligations associated with the development to mitigate the impact of developments.

OCC has developed a sophisticated recording and accounting system to ensure that each separate contribution (whether financial or otherwise), as set out in all S106 legal agreements, is logged using a unique reference number. Systematic cross-referencing enables the use and purpose of each contribution to be clearly identified and tracked throughout the lifetime of the agreement.

This role is carried out by the Planning Obligations Team which monitors each and every one of these Agreements and all of the Obligations within each Agreement from the completion of the Agreement, the start of the development through to the end of a development and often beyond, in order to ensure complete transparency and financial probity. It is the Planning Obligations Team which carries out all of the work recording Agreements and Obligations, calculating and collecting payments (including calculating indexation and any interest), raising invoices and corresponding with developers, and thereby enabling appropriate projects can be delivered. They also monitor the corresponding obligations to ensure that non-financial obligations, on both the developer and OCC are complied with.

To calculate fees OCC has looked at the number of Agreements signed in a year, the size and nature of the various Obligations in those Agreements, and how much work was expected in monitoring each Agreement. From this, OCC has calculated the structure/scale of monitoring fees that would cover the costs of that team. This was then tested to see whether or not the corresponding fees associated with X number of agreements at Y contributions, would be sufficient to meet the costs; the answer was yes. It is relevant to note that the team costs, (against which the current fees were assessed) were established when there were only two officers in the Planning Obligation Team. There are now five officers. The team is therefore now bigger than when the fees were originally calculated.

The monitoring fee of £2,250 does not exceed the authority's estimate of its cost of monitoring the development over the lifetime of the planning obligations which relate to that development. The fee therefore meets the tests of Reg 122 (2A).

---

**From:** Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>  
**Sent:** 22 March 2021 09:09  
**To:** West 2  
**Subject:** FW: Appeal 21/00004/REF- 40 HousesNorth of Berry Hill Road - APP/C3105/W/20/3255419

Dear Atilla Borsos,

Please see third party rep that we as LPA have received regarding the above appeal.

Kind regards

**Matthew Swinford**  
**Appeals Administrator**  
Cherwell District Council  
Direct Dial 01295 221889  
[matthew.swinford@cherwell-dc.gov.uk](mailto:matthew.swinford@cherwell-dc.gov.uk)  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Wendy Oliver [REDACTED]  
**Sent:** 19 March 2021 20:28  
**To:** Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>  
**Subject:** Fwd: Appeal 21/00004/REF- 40 HousesNorth of Berry Hill Road

Dear sir or Madam

The reasons below demonstrate why this appeal should overturned .

- **the site is beyond the built-up limits of the village**
- **the site is in an unsustainable location**
- **the site is in open countryside**
- **this site has never been identified as a potential development site**
- **Adderbury has met its 5-6 land supply**
- **the homes would be distant from local services**
- **residents would be reliant upon cars for transport, there would be a increase in traffic pollution**
- **development of this site is contrary to the Adderbury Neighbourhood Plan**
- **the site is outside of the Residential Settlement Boundary**
- **the site would have a poorly integrated relationship with existing built development**

- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- The unobstructed view of our Grade 1 listed St Mary's Church with its illuminated spire would be lost . This view has been enjoyed by residents & those passing through Adderbury for 700 years. The Heritage Lottery fund has recently provided the best part of £400,000 to repair the church Tower & Spire . If anything, a Preservation Order should be sought to protect the historic landscape & views from the special vantage point on Berry Hill Road as you enter the village from the Oxford Road .
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes. The junction of Berry Hill Road & Oxford Road is a very busy & dangerous 'pinch point' & is very close to the proposed site & proposed entrance.

**Yours Sincerely**

**Wendy Oliver  
Resident Adderbury**

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---

**From:** Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>  
**Sent:** 18 March 2021 09:19  
**To:** West 2  
**Subject:** FW: Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT) APP/C3105/W/20/3255419

Dear Attila Borsos,

Please see third party representation below regarding the above appeal that we have received in error.

Kind regards  
Matt

Matthew Swinford  
Appeals Administrator  
Cherwell District Council  
Direct Dial 01295 221889

matthew.swinford@cherwell-dc.gov.uk

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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cherwell-dc.gov.uk%2F&data=04%7C01%7Cwest2%40planninginspectorate.gov.uk%7C2e545b17c8454bcae50108d8e9eef51%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C637516560187898840%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1aWwiLCJXVCi6Mn0%3D%7C1000&sd=fWz2ked5VcjuVzANv3oi1WroQOyp9rZs2ZGnbd2AS7E%3D&reserved=0>

-----Original Message-----

From: Denise Mobbs [REDACTED]  
Sent: 17 March 2021 21:07  
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
Cc: Matthew Swinford <Matthew.Swinford@Cherwell-DC.gov.uk>  
Subject: Objection to 21/00004/REF (Appeal against refusal of 19/00963/OUT)

Dear Sir /Madam

We wish to object to this application for the following reasons:

this development is contrary to policy AD1 of the Neighbourhood Plan this site is not allocated for development the site is beyond the built-up limits of the village the site is in an unsustainable location the site is in open countryside, any development here would be inappropriate the homes would be distant from local services residents would be reliant upon cars for transport development of this site is contrary to the Adderbury Neighbourhood Plan the site is outside of the Residential Settlement Boundary the site would have a poorly integrated relationship with existing built development the development would cause significant urbanisation the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village The only remaining unobstructed view of our Grade 1 listed Church set in beautiful landscape for all to see as you enter the village at Berry Hill rd from such a lovely vantage point would be ruined & lost forever . This view has been protected from such harm for 700 years . Heritage lottery Funding was granted to Adderbury's St Mary's church for repairs to the Tower & illuminated Spire & was completed in early 2020 . They contributed the best part of £400,000.

the development would fail to reinforce local distinctiveness the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road which is due to commence imminently including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction . The Oxford Road / Berry Hill Rd junction is incredibly busy with cars recorded travelling well over the speed limit coming into Berry Hill road & travelling past the junction , with the added complication of a right hand turn waiting box. The Air Ambulance attended a serious road traffic collision at this junction around 2 years ago & multiple other accidents are wel, documented.

Both street signs on opposing sides of the entrance of Berry Hill Road were hit by vehicles within 2 weeks of each other a few weeks ago , demonstrating the increasing seriousness of traffic problems / speed in this part of the village.

The Western Arm of Horn Hill Road is also planned for closure at the same time as the implementation of the chicanes which will send a very large extra number of vehicles along Berry Hill Road .

We hope that this appeal will be overturned . It will do great harm to Adderbury & it's historical setting should it go ahead.

Yours Sincerely ,

Kenneth & Pauline Oliver  
West Haven  
Tanners Lane  
West Adderbury  
Oxon. OX17 3ER

Sent from my iPad

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**From:** Alan Plumb [REDACTED]  
**Sent:** 19 March 2021 13:30  
**To:** West 2  
**Subject:** Appeal 21/00004/REF re 19/00963/OUT

I understand that representations are sought for consideration on the appeal against refusal of application 19/00963/OUT

Milton is a small village approximately 1 mile west of the application site and on the same road.

I have sought the views of the villagers who all have supported the refusal notice of the Local Authority on the grounds of

- The local authority has more than enough housing sites in its local plan to meet its 5 year plan
- The local neighbourhood plan does not support this proposed development
- The site is particularly sensitive overlooking as it does a large part of Adderbury
- The road is already extremely busy and the addition of this development will cause further traffic noise and pollution along the St Marys Road and to Bloxham and will likely clog up the junction with the Oxford Rd causing environmental pollution. Traffic calming measures are already approved for this road which will be compromised by this proposal.
- The site is distant from all local services which means that the residents would have to use motor transport – this is not an environmentally friendly proposal
- Local infrastructure and services are not adequate at present and this will worsen the situation

Milton as a Parish Meeting would seek refusal of this appeal

**Alan Plumb FRICS**  
**Chairman**  
**Milton Village Meeting**

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3255419

Appeal By

HOLLINS STRATEGIC LAND LLP

Site Address

OS Parcel 9100 Adjoining And East Of Last House Adjoining And North  
Adderbury  
Banbury  
OX17 3HF  
Grid Ref Easting: 446930  
Grid Ref Northing: 234886

#### SENDER DETAILS

Name

MRS ANNIE TURNER

Address

Hammonds  
Berry Hill Road  
Adderbury  
OX17 3HF

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I live at Hammonds on Berry Hill Road, OX17 3HF and am writing to object to the appeal with reference APP/C3105/W/20/3255419.

The proposed development would change the character of the environment surrounding my home. The development would result in unnecessary loss of open countryside, outside the settlement boundary and damage the landscape for ever. This would result in an unacceptable increase in traffic levels and the associated disturbance would be very unfair. My views would also be ruined by the scale of the proposed project. I moved to my house for peace and quiet and am at home all day and night suffering from multiple sclerosis. I am also therefore extremely concerned by the noise and disturbance that the building of the development would cause.

More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside. The overall quantum of development remains intensive for a location that is remote from the already limited existing services and facilities in the village.

Your sincerely, Annie Turner

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**From:** Mark Waller [REDACTED]  
**Sent:** 19 March 2021 11:39  
**To:** West 2  
**Subject:** Appeal 21/00004/REF - 40 Houses North of Berry Hill Road

To whom it may concern,

In respect of Appeal 21/00004/REF - 40 Houses North of Berry Hill Road, I would like to object to the development (and the appeal) for the following reasons:

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- the homes would be distant from local services
- residents would be reliant upon cars for transport
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

I would be very grateful if you would consider these comments at the appeal for the above application.

Many thanks

Kind regards

Mark Waller

7 Henge Close  
Adderbury  
Oxfordshire  
OX17 3GA

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**From:** WARA [REDACTED]  
**Sent:** 20 March 2021 17:11  
**To:** West 2  
**Subject:** Appeal 21/00004/REF re 19/00963/OUT

Dear Sir/Madam

We believe the above Appeal should be refused on the following grounds:

- the site is beyond the built-up limits of the village
- the site is in an unsustainable location
- the site is in open countryside
- the homes would be distant from local services
- residents would be reliant upon cars for transport
- development of this site is contrary to the Adderbury Neighbourhood Plan
- the site is outside of the Residential Settlement Boundary
- the site would have a poorly integrated relationship with existing built development
- the development would cause significant urbanisation
- the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village
- the development would fail to reinforce local distinctiveness
- the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.

Best regards

West Adderbury Residents Association (WARA)

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3255419

#### DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3255419
Appeal By	HOLLINS STRATEGIC LAND LLP
Site Address	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Adderbury Banbury OX17 3HF Grid Ref Easting: 446930 Grid Ref Northing: 234886

#### SENDER DETAILS

Name	MS TERESA WILKINSON
Address	6 Dog Close Adderbury BANBURY OX17 3EF

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



## YOUR COMMENTS ON THE CASE

the site is beyond the built-up limits of the village

the site is in an unsustainable location

the site is in open countryside

the homes would be distant from local services

residents would be reliant upon cars for transport

development of this site is contrary to the Adderbury Neighbourhood Plan

the site is outside of the Residential Settlement Boundary

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the development would cause significant urbanisation

the development would have a visual impact on the rural character, appearance of the locality and local settlement pattern, which would cause unacceptable harm to the character and appearance of the area and the rural setting of the village

the development would fail to reinforce local distinctiveness

the necessary infrastructure directly required both on and off site, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements is not provided.

In addition to the above reasons, Oxfordshire County Council has recently approved traffic calming measures for Berry Hill Road, including chicanes near to the junction with the A4260. This location clearly already has severe traffic problems, which would only be exacerbated by the construction of 40 new homes.