

### Neighbour Consultee List

|  |  |
|--|--|
| <b>Planning Application Reference:</b> | 19/00963/OUT   |
| <b>Location Of Development:</b>        | OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury   |
| <b>Proposed Development Details:</b>   | Resubmission of application 17/02394/OUT – 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) |

### Neighbour(s) Consulted/Interested Parties

1. 1 Keytes Close Adderbury Banbury OX17 3PB
2. 10 Lovett Road Byfield NN11 6XF
3. 15 Tarvers Way Adderbury Banbury OX17 3FR
4. 16 Henge Close Adderbury Banbury OX17 3GA
5. 19 Henge Close Adderbury Banbury OX17 3GA
6. 2 Henge Close Adderbury Banbury OX17 3GA
7. 2 Norris Close Adderbury Banbury OX17 3HD
8. 20 New Road Milcombe Banbury OX15 4RJ
9. 3 Henge Close Adderbury Banbury OX17 3GA
10. 3 Walton Avenue Twyford Banbury OX17 3JY
11. 31 Rochester Way Twyford Banbury OX17 3JU
12. 37 St Marys Road Adderbury Banbury OX17 3EZ
13. 57 St Marys Road Adderbury Banbury OX17 3HA
14. 59 Wallin Road Adderbury Banbury OX17 3FA
15. 6 Dog Close Adderbury Banbury OX17 3EF
16. 6 Norris Close Adderbury Banbury OX17 3HD
17. 6 Wallin Road Adderbury Banbury OX17 3FA

18. 69 Wallin Road Adderbury Banbury OX17 3FA
19. 7 Dog Close Adderbury Banbury OX17 3EF
20. 7 Norris Close Adderbury Banbury OX17 3HD
21. Ascroft House 19 Lake Walk Adderbury Banbury OX17 3PF
22. Berry Cottage Berry Hill Road Adderbury Banbury OX17 3HF
23. Berry Hill House Berry Hill Road Adderbury Banbury OX17 3HF
24. Briarwood Berry Hill Road Adderbury Banbury OX17 3HF
25. Cherry Tree Cottage Horn Hill Road Adderbury Banbury OX17 3EU
26. Coromadel Cottage Horn Hill Road Adderbury Banbury OX17 3EW
27. Crofton Berry Hill Road Adderbury Banbury OX17 3HF
28. Dunnottar House Berry Hill Road Adderbury Banbury OX17 3HF
29. Hammond Berry Hill Road Adderbury Banbury OX17 3HF
30. Holly Bank Berry Hill Road Adderbury Banbury OX17 3HF
31. Horn Hill Cottage Horn Hill Road Adderbury Banbury OX17 3EU
32. Ivydene cottage Horn Hill Road Adderbury OX17 3EW
33. Karlanna Berry Hill Road Adderbury Banbury OX17 3HF
34. Langley Berry Hill Road Adderbury Banbury OX17 3HF
35. Last House Berry Hill Road Adderbury Banbury OX17 3HF
36. Lytchett House Horn Hill Road Adderbury Banbury OX17 3EW
37. Mayfield House Berry Hill Road Adderbury Banbury OX17 3HF
38. North Lea Manor Road Adderbury Banbury OX17 3EJ

39. Oak Tree Cottage Berry Hill Road Adderbury Banbury OX17 3HF
40. Pennfields The Leys West Adderbury
41. Polygon House Berry Hill Road Adderbury Banbury OX17 3HF
42. Primrose Cottage Cross Hill Road Adderbury Banbury OX17 3EQ
43. Shaldon Berry Hill Road Adderbury Banbury OX17 3HF
44. Shotover Lodge Horn Hill Road Adderbury Banbury OX17 3EU
45. Southbank Horn Hill Road Adderbury OX17 3EW
46. St Hilary Manor Road Adderbury Banbury OX17 3EJ
47. Stonewalls The Leys Adderbury Banbury OX17 3ES
48. Streams 19 Dog Close Adderbury Banbury OX17 3LJ
49. Tanners Tanners Lane Adderbury Banbury OX17 3ET
50. Tarvers 3 Croft Lane Adderbury Banbury OX17 3NB
51. The Bridge House Horn Hill Road Adderbury Banbury OX17 3EW
52. The Gables Berry Hill Road Adderbury Banbury OX17 3HF
53. Thistle Cottage 2 Nell Bridge Cottages Aynho Road Adderbury Banbury OX17 3NT
54. Three Spires Berry Hill Road Adderbury Banbury OX17 3HF
55. Touchwood Berry Hill Road Adderbury Banbury OX17 3HF
56. West Adderbury Residents' Association West Adderbury OX17 3EW
57. West Bank Horn Hill Road Adderbury Banbury OX17 3EU
58. West Ridge Berry Hill Road Adderbury Banbury OX17 3HF

**From:****Sent:** 27 October 2019 17:06**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>**Subject:** Planning application 19/00963/OUT

Planning application 19/00963/OUT

Dear Sir / Madam

Thank you for accepting this objection about the application for housing on Berry Hill Road.

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer. The poor residents will not be able to walk anywhere.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Kind regards,

2 Norris Close, Adderbury, OX17 3HD

**From:**

**Sent:** 27 October 2019 17:08

**To:** Caroline Ford

**Subject:** Planning application 19/00963/OUT

Dear Sir / Madam

I wish to object to the above planning application because it appears to be both unnecessary and unsustainable.

No housing need has been demonstrated. The district council already has a five year housing land supply and this is a site outside the planning envelope where historically permission has consistently been refused.

The proposed development is remote from the established community and would generate still more traffic at an already dangerous road.

Yours sincerely,

3 Henge Close,

Adderbury

OX17 3GA

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3 Henge Close, Adderbury, Oxon. OX17 3GA  
28<sup>th</sup> October 2019

Caroline Ford,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury OX15 4AA.



Dear Caroline Ford,

Planning application 19/00963/OUT

I wish to object to the above planning application on the following grounds:

- Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
- It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
- Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

- Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

Lastly, historically planning permission has always been refused on the site and dismissed at appeal.

Your sincerely,

From: joycemikecox  
Sent: 12 June 2019 16:39  
To: Planning  
Subject: 19/00963/OUT

**For the attention of Caroline Ford**

We wish to raise the following strong objections to the re-submission of this application:

1. We have no village shop
2. We have no doctor's surgery
3. The village school is filled almost to overflowing - even though more accommodation has recently been added
4. Because of the poor bus service, each of these proposed new houses will have at least one car per family
5. The Adderbury-Milton Road is used as a rat run to and from Bloxham.

Because of the large number of new builds around the village, we find it almost inconceivable that this application will be passed.

Joyce and Mike Cox  
3 Walton Avenue  
Twyford  
Adderbury OX17 3JY

**From:**

**Sent:** 30 October 2019 18:35

**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>

**Subject:** Planning application 19/00963/OUT Berry Hill Road, Adderbury

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application (as I have to previous applications for housing on this site) on the following grounds:

1. This field forms part of the beautiful outskirts of this ancient village, where villagers and visitors alike enjoy walks and unspoilt views. Further urbanisation on the edges of the village will yet further destroy its already swiftly-vanishing rural atmosphere.

2. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury

3. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.

4. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

5. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

6. Historically planning permission has always been refused on the site and dismissed at appeal.

Regards,

Daisy Cottage, 6 Dog Close, Adderbury, Banbury, Oxfordshire, OX17 3EF



**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed Pauline Winterborn (Mrs)

Date 20/10/19

6 Norris Close  
Adderbury  
OX17 3TD

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed

Date

20-10-19.

*6 Norris Close  
Adderbury  
Banbury  
OXON.  
OX17 3HD.*

7, DOG CLOSE  
ADDERBURY  
OXFORDSHIRE OX17 3EF

28 October 2019

Mrs Caroline Ford  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Dear Mrs Ford,

Re: Planning Application 19/00963/OUT

OSD  
30 OCT 2019  
POST ROOM

RECEIVED

For the following reasons, I wish to object to the above Planning Application:

- 1) The already unacceptable volume of traffic will inevitably increase. At present, no parking restrictions are observed. People appear to park where it suits them, regardless of the danger their choices may cause other road users. For instance, the stretch on the New Road between the Pump House Garage and the shop, driving towards Banbury, due to the parked cars, one cannot see anything, while driving out into the opposite lane. One might as well drive blindfolded. Presumably, you are privy to the West Adderbury Residents' Association's (WARA) compilation of traffic statistics. If not, they will no doubt provide you with their alarming findings.
- 2) The Office of National Statistics forecast that the population will rise to 70 million already by 2031, and to 100 million before the end of the century.  
Thus, planners must abandon their cherished ideas of providing every household with a modest house with a stamp-sized garden. If they continue to do so, suburbia will be rolled out up to the Hadrian Wall. The only solution is to build three-to-four floor blocks of flats around a communal garden square. This is done in London, where it works perfectly well.
- 3) Planning permission for this development should be refused as it is beyond the already built-up limits of Adderbury.

- 4) It is in an unsustainable location and will cause people to go by car rather than by other modes of transport. It is separated from the village centre and all the facilities the village has to offer.
- 5) Any development in the suggested location will cause a further increase in traffic exiting the Berry Hill Road on to the A4260. Recently, there have been accidents at this junction, caused by the volume of traffic, often speeding, attempting to exit Berry Hill Road on to the A4260. The Highway Authority should reconsider this problem.
- 6) Already, the Cherwell District Council has a five-year housing-land supply. Therefore, there is no justification for committing development on unallocated land.
- 7) Historically, planning permission has always been refused on the site and dismissed at appeal. There are no new reasons why this decision should be reversed.

Yours sincerely,

[REDACTED]

[REDACTED]



**Mrs Sally-Stanton**

**16 Henge Close**

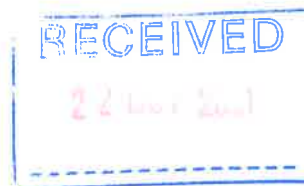
**Adderbury**

**OX17 3GA**

**October 21<sup>st</sup> 2019**

**Planning application 19/00963/OUT**

Dear Sir / Madam



I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
  
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
  
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
  
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on


unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed  S. Stanton.

Date 21<sup>st</sup>. 10. 19

Caroline Ford,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury  
OX15 4AA.

  
Streams,  
19 Dog Close,  
Adderbury,  
Oxon. OX17 3LJ

27<sup>th</sup> October 2019

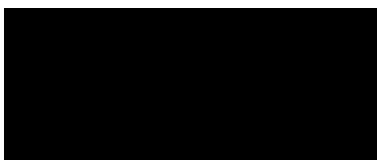
Dear Sir / Madam

Re: **Planning application 19/00963/OUT**

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Yours sincerely,



Planning and Development  
Cherwell District Council  
Bodicote House  
Bodicote  
OX15 4AA

19 Henge Close  
Adderbury  
Banbury  
Oxfordshire  
OX17 3GA

24<sup>th</sup> October 2019

Dear Sir or Madam

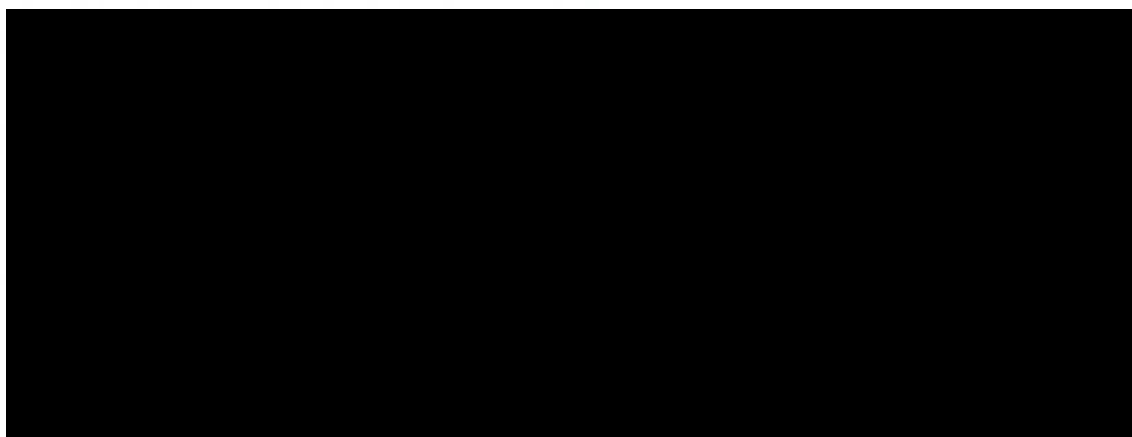
***Amended Planning Application 19/00963/OUT Resubmission of application 17/02394/OUT  
Amended/Additional Plans/Information***

We wish to object to the Planning application detailed above for the erection of 40 houses with associated landscaping, open space and vehicular access off Berry Hill Road, Adderbury.

We wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury and would indicate that the Village Plan (Settlement Boundary) is not a criterion the eyes of planners for the retention of village boundaries.
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
It is clear that the road infrastructure cannot cope with the existing levels of traffic: adding a significant number of road users at this dangerous junction will clearly exacerbate the current problems.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five-year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.
6. The resubmission of this application should fail for the same reasons, as did the previous application, as it is a most unsustainable plan.

Yours faithfully





**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed



Date 21/10/19

H. CLEWLOW  
20 NEW RD  
MILCOMBE  
BANBURY  
OX15 4RJ

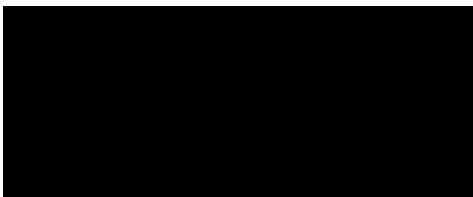
Tom Osborne  
37 St Marys Road  
Adderbury  
Oxfordshire  
OX17 3EZ

Planning application 19/00963/OUT

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as **it is beyond the built-up limits of the settlement of Adderbury**
  2. **It is in an unsustainable location** and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
  3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.
- Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
  5. Historically planning permission has always been refused on the site and dismissed at appeal.
  6. Adderbury has already seen unprecedented development that has already changed the village beyond recognition, please do not allow any more development.



Signed \_\_\_\_\_

Date \_\_\_\_21<sup>st</sup> October 2019\_\_\_\_\_

C116  
22 OCT 2019  
ROOM

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed [REDACTED]

Date 21-10-19

RECEIVED

DIANE BELL  
55 St Mary's Road  
Adderbury  
OX17 3HA

**From:** Giles Avery  
**Sent:** 15 July 2019 11:10  
**To:** Planning  
**Subject:** RE: Form submission - Comment on a planning application 4656-6973-0239-2746

Good morning,

My postal address is 69 Wallin Road, Adderbury. OX17 3FA.

The application reference you provided is correct and this objection should be lodged against it.

Thanks and regards  
Giles

**From:** Planning  
**Sent:** 11 July 2019 12:09  
**To:** giles.avery  
**Subject:** RE: Form submission - Comment on a planning application 4656-6973-0239-2746

Good afternoon,

Please could you provide your full postal address so your comments can be registered against the application.

To confirm, the application reference you have provided is a decided application nowhere the appeal against the refusal has been withdrawn because a re-submission has been submitted by the applicant under application reference number 19/00963/OUT. Please confirm if your comment relates to this application.

Kind regards

**Development Management**

Cherwell District Council  
Direct Dial 01295 227006

[planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)

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

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

Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil)

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

**From:** Giles Avery  
**Sent:** 05 July 2019 16:37  
**To:** Planning  
**Subject:** FW: Form submission - Comment on a planning application 4656-6973-0239-2746

To whom it may concern.

Please see my objection to the development application in the email thread below.

Kind regards  
Giles

**From:** Planning - E&E <[planning@Oxfordshire.gov.uk](mailto:planning@Oxfordshire.gov.uk)>  
**Sent:** 01 July 2019 09:54  
**To:** giles.avery  
**Subject:** RE: Form submission - Comment on a planning application 4656-6973-0239-2746

Good morning

Cherwell District Council would be the determining authority for this application. It would be advisable to contact them regarding this. Their email address is [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)

Many thanks.

Sylvia

Sylvia Bareham  
PA to Llewelyn Morgan, Service Manager, iiHUB Planning & Place  
PA to John Disley, Infrastructure Strategy & Policy Manager  
PA to Victoria Fletcher, Environment & Heritage Manager

Tel: 07392318905

Working Hours: 7.30 am-3.00 pm – Monday, Tuesday, Wednesday

Save paper do you really need to print this email

**From:** giles.avery  
**Sent:** 28 June 2019 13:33  
**To:** Planning - E&E <[planning@Oxfordshire.gov.uk](mailto:planning@Oxfordshire.gov.uk)>  
**Subject:** Form submission - Comment on a planning application 4656-6973-0239-2746

## Details of request

| Customer details                   |  |
|------------------------------------|--|
| <b>Reference</b>                   | 4656-6973-0239-2746  |
| <b>First name</b>                  | Giles  |
| <b>Last name</b>                   | Avery  |
| <b>Provide an email?</b>           | Email  |
| <b>Location and description of</b> | Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury |

|                           |   |
|---------------------------|---|
| <b>site</b>               |   |
| <b>Application number</b> | 17/02394/OUT  |
| <b>Comments</b>           | <p>The proposed development to erect 55 new homes will increase the density of private vehicles, exacerbating traffic flow and congestion in the area of the junction with A4260 which is already an accident hot-spot. The proposed development is outside of the Adderbury development plan, a document that has been given a significant amount of consideration to allow sympathetic expansion of the village in a manner that is acceptable to the existing residents. The land to be used by the proposed development is currently farmland and not to be developed in this manner.</p> |

# Comment for planning application 19/00963/OUT

|                           |  |
|---------------------------|--|
| <b>Application Number</b> | <input type="text" value="19/00963/OUT"/>  |
| <b>Location</b>           | <input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>  |
| <b>Proposal</b>           | <input type="text" value="Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | <input type="text" value="Caroline Ford"/>   |
| <b>Organisation Name</b>  | <input type="text" value=""/>  |
| <b>Name</b>               | <input type="text" value="Julie Avery"/>   |
| <b>Address</b>            | <input type="text" value="69 Wallin Road,Adderbury,Banbury,OX17 3FA"/>   |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>   |
| <b>Type</b>               | <input type="text" value="neighbour"/>   |
| <b>Comments</b>           | <input type="text" value="This proposal has been rejected on numerous occasions for good reason, this will not change. 1. It is outside of the Adderbury Plan for permitted development. 2. Access will be at an already busy and dangerous junction with many crash's to date from Berry Hill Road onto the Oxford Road. 3. It is further unnecessary ( large scale) building on green belt, next to conservation area. The village has no shop or facilities to support the continued large scale growth of the area. 5. The situation of this large scale development would permanently change the view of West Adderbury."/> |
| <b>Received Date</b>      | <input type="text" value="10/10/2019 18:50:05"/>   |
| <b>Attachments</b>        |  |

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

From: Julie Avery

Sent: 11 June 2019 11:39

To: DC Support

Subject: Application 19/00963/OUT

I am e mailing about the the application for 55 Dwellings in Adderbury North of Berry Hill Road Adderbury. It is of great concern that the council are going to consider this application which has been refused twice before because of obvious considerations. The main reason being the ,car accident hazards, that happen at that junction due to the great difficulty in turning out of the extremely busy and speeding traffic on the A4260 and the now large forming queues at rush hour on Berry Hill Road. It was only in the past couple of months that the latest casualty was air lifted to hospital.

Adding another 55 dwellings to this already 'road' congested area is putting houses before consideration of people's safety and well-being.

This cannot be registered on line as there appears to be a server problem.

Many thanks

Julie Avery

69 Wallin Toad

Adderbury

OX17 3FA



# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | 19/00963/OUT  |
| <b>Location</b>           | OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury  |
| <b>Proposal</b>           | Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | Caroline Ford   |
| <b>Organisation Name</b>  |   |
| <b>Address</b>            | Ascroft House,19 Lake Walk,Adderbury,Banbury,OX17 3PF   |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>My objections to this revised application are 1. The village already is struggling to absorb further new developments and to maintain a sense of community for all - enough is enough. The village already feels fragmented in terms of 'east' and 'west' and now is the period to consolidate and build a healthy local cohesive and not commuter community 2. Berry Hill and Oxford Road traffic has already increased with developments from Bloxham and surrounding areas feeding the village - residents in the proposed development would add to this- and traffic turning right could cause potentially dangerous issues. The school is not in walking distance and is at capacity. 3. Adderbury is a village and green spaces within and between settlements are essential to retain this -already housing is encroaching from the Banbury side - and from Deddington.</p> |
| <b>Received Date</b>      | 31/10/2019 21:35:08   |
| <b>Attachments</b>        |   |

**From:** Julie Avery

**Sent:** 20 October 2019 22:26

**To:** Caroline Ford

**Subject:** Objection to planning application 19/00963/OUT

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed

Date

18 10 19

**From:** [REDACTED]  
**Sent:** 21 October 2019 16:14  
**To:** DC Support <DC.Support@cherwell-dc.gov.uk>  
**Subject:** Planning permission 19/00963/OUT

Dear Sirs, 21st October 2019  
Re-submission of application 19/00963/OUT for 40 Dwellings on Berry Hill Road, Adderbury

We wish to strongly object to this application for the following reasons;-

- 1) The site is outside the existing village boundary.
- 2) Adderbury has already had more than its share of new building.
- 3) There would be an increase in pedestrian traffic in Berry Hill Road, which would require a foot path to the oak tree at the other end off the road.
- 4) Adderbury has no facilities apart from a hairdresser, as the village shop has closed.
- 5) Such a development would increase vehicle traffic, including to the school, which is one mile away.

Your faithfully,

[REDACTED]

Berry Hill House,  
Berry Hill Road,  
Adderbury.  
OX17 3HF

From: Gilly Pollard  
Sent: 26 June 2019 11:34  
To: DC Support  
Subject: planning permission 17/02394/OUT

Dear Sirs,

25th. June 2019

Re-submission of application 17/02394/OUT for 55 Dwellings on Berry Hill Road, Adderbury

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

- 1) the site is outside the existing village boundary.
- 2) Adderbury has already had more than its share of new building.
- 3) there would be an increase in pedestrian traffic in Berry Hill Road, which would require a foot path to the oak tree at the other end off the road.
- 4) Adderbury has no facilities apart from a hairdresser, as the village shop has closed.
- 5) Such a development would increase vehicle traffic, including to the school, which is one mile away.

Your faithfully,

J.P.Pollard and G.E.Pollard

Berry Hill House,  
Berry Hill Road,  
Adderbury.  
OX17 3HF

21 OCT 2019  
CHERWELL

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed

[Redacted Signature]

Date

16th October 2019

RECEIVED

From:  
A. M. Sault  
Caromandel Cottage  
Horn Hill Road  
Adderbury OX17 3EW

David Peckford, (Assistant Director),  
Planning and Development,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury,  
Oxon OX 15 4AA.

Cherry Tree Cottage,  
West Adderbury,  
Banbury,  
Oxon OX17 3EU.  
28th October '19

CEIVED

Dear Mr. Peckford,

Application No. 19/00963/OUT Berry Hill Road, Adderbury.

Further to my objections to the above planning application earlier this year, I wish to add the following points to the revised application:-

- the development remains outside the Residential Settlement Boundary as per the adopted Adderbury Neighbourhood Plan
- the reduction to 40 houses still constitutes ~~60%~~ <sup>more</sup> ~~than in the road,~~ in the proposed development, which is completely out of character with Berry Hill Road
- Cherwell District Council maintains its 5 year building land supply
- Traffic volume is an ever increasing problem in Adderbury, especially here; such a development would only serve to worsen the situation and road safety.
- The proposed crossing in Horn Hill Road is sited only a few (six) metres from the joining point of three way traffic and a blind corner. It is treacherous.

My previous points concerning landscape, character, remoteness, sustainability, road accidents, aesthetics still stand and I do urge the elected members and Officers to refuse this application.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Mr. R Jolley,  
Assistant Director,  
Planning Policy + Development,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury OX15 4AA

CDC  
25 JUN 2019  
POST ROOM

Cherry Tree Cottage,  
West Adderbury,  
Banbury,  
OXON OX17 3EU.  
23rd June '19

RECEIVED  
25 JUN 2019

Dear Mr Jolley,

19/00963/OUT Berry Hill Road, Adderbury, up to 55 dwellings.

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

- the land lies outside the Residential Settlement Boundary identified in Adderbury's adopted Neighbourhood Plan,
- this land is not in a recognised schedule for development,
- Cherwell District Council has its five year building land supply
- such a development would cause undue visual intrusion in open countryside
- the historic value of the landscape would be destroyed
- the development is inconsistent with the local character and would treble the number of houses in Berry Hill Road,
- the development would not contribute positively to the identity of the area
- the ~~location~~ location of the site is too remote in terms of the centre of the village
- the increased volume of traffic and speeding issues are already a concern in Berry Hill, Horn Hill and Milton Roads; such a development is likely to introduce a further hundred vehicles onto these roads,
- there have been three additional road accidents in this vicinity this year.



I would also add that while the proposed footpath in Berry Hill Road would be welcome, to a ~~certain~~ degree, the plans show little attention to detail. A width of 2 metres would visually dominate and urbanise what are now rolling and well-maintained lawns. The unconfirmed footpath in Heron Hill Road is in the Conservation Area and is not in line with the existing 'single footpath on only one side of the road' pattern in West Addenbury. The positioning of the crossing is in a most dangerous place, where there is limited vision for both drivers and pedestrians. The existing path is 1 metre wide at this point and a dropped kerb would be difficult for wheelchair users or parents with prams. In addition this is in the Conservation Area in front of listed buildings and would impact negatively.

Over all, I believe this proposed development would have no positive contribution to the local character and destructiveness of this part of the village and I do urge elected members and officers to refuse this application.

Yours sincerely,

(IAN JELFS)

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

From: ERICA BROWN

Sent: 26 June 2019 11:12

To: Planning

Subject: Planning application no 19/00963/out

Dunnottar House

Berry Hill Road

Adderbury

OX173HF

26June 2019

Dear Robert Jolley,

We strongly object to further planning after the Last House Berry Hill Road as applied for in application 19/00963/OUT.

1 -: Adderbury has fulfilled its 5year land supply.

2-: The build is outside of the natural boundary of the village.

3-: This straight road is already a traffic hazard with a 30 mph limit and hardly ever adhered to as is the approach from the Oxford road supposedly 40mph and turning Into Berry Hill Road and a further access on to B H Road nearer to Oxford road would be another hazard and a severe accident waiting to happen.

We trust you will note our concerns and objections.

Yours sincerely

Malcolm and Erica Brown

# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | 19/00963/OUT  |
| <b>Location</b>           | OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury  |
| <b>Proposal</b>           | Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | Caroline Ford   |
| <b>Organisation Name</b>  |   |
| <b>Address</b>            | Hammond,Berry Hill Road,Adderbury,Banbury,OX17 3HF  |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>I live at Hammonds on Berry Hill Road, OX17 3HF and am writing to object to the resubmission of application 19/00963/OUT. This latest application 40 dwellings is still very concerning. The proposed development would still 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 still 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. Whilst the overall quantum of development has been reduced from 55 to 40 dwellings, it remains an intensive development that is remote from the limited existing services and facilities in the village. Your sincerely, [REDACTED]</p> |
| <b>Received Date</b>      | 30/10/2019 11:32:07   |
| <b>Attachments</b>        |   |

# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | <input type="text" value="19/00963/OUT"/>   |
| <b>Location</b>           | <input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>   |
| <b>Proposal</b>           | <input type="text" value="Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road."/>   |
| <b>Case Officer</b>       | <input type="text" value="Caroline Ford"/>  |
| <b>Organisation Name</b>  | <input type="text" value="Annie Turner"/>   |
| <b>Address</b>            | <input type="text" value="Hammond,Berry Hill Road,Adderbury,Banbury,OX17 3HF"/>   |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>  |
| <b>Type</b>               | <input type="text" value="neighbour"/>  |
| <b>Comments</b>           | <input type="text" value="I live at Hammonds on Berry Hill Road, OX17 3HF and am writing to object to the resubmission of application 19/00963/OUT. This application, which has already been refused, for 55 dwellings is very concerning. I hope that the council do not give up their objection to the application. The proposed development would totally change the character of the environment surrounding my home. The development would be in open countryside and far from the amenities of the village. 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. Your sincerely, Annie Turner"/> |
| <b>Received Date</b>      | <input type="text" value="18/07/2019 12:53:34"/>  |
| <b>Attachments</b>        |   |

**From:** tim precious  
**Sent:** 17 October 2019 14:33  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Subject:** Planning application 19/00963/OUT

Dear Caroline,

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Best, Tim

Tim & Gina Precious

Holly Bank

Berry Hill Road

Adderbury

OX173HF

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

Horn Hill Cottage  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

28<sup>th</sup> June 2019

Dear Sir/Madam

**Planning Application 19/00963/OUT Resubmission of application 17/02394/OUT  
Amended/Additional Plans/Information**

Resubmission of Planning Application 17/02394/OUT | Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road Adderbury

Further to the above application for up to 60 dwellings then amended to 53 dwellings and now further amended to 55 dwellings we wish to make clear our objections which includes the additional comments on issues contained in the addendum to this letter.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.
- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.
- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.
- This site was rejected in the 2014 Strategic Housing Land Availability the reason being “The site is relatively remote from local services and facilities in Adderbury, and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village.” In effect, allowing the development to proceed would signal to any other adjacent landowner that consent is largely a given. Further developers would be able to cite this “island” housing, as arguments to support other applications.
- The proposed development is not within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13
- Whilst in isolation this site does not flood the surface water run could be ameliorated with SUDS or a balancing pond the cumulative effect of a number of albeit ameliorated discharges into Sor Brook has the potential to increase flooding in Adderbury.
- The site is 1,980 metres to the village centre and 490 metres to the nearest present bus stop and whilst the applicant suggests that use will be made of public rights of way for walking and cycling to access shopping facilities and is offering section

106 contribution to maintain the local bus service and a new bus stop the reality of today's family lifestyles will be increased car use for this outlying site...

The Transport Statement within the application is as follows "*The traffic impact of the development has been predicted using the TRICS database and has shown the impact of the proposals will be minimal and will not have a material impact on the local highway network. • Given the low increase in trips as a result of the proposals, it is evident that the additional traffic can be accommodated onto the local highway network and will not give rise to any traffic or highways issues.*" Is what it states, a predication which invariable is always optimistic from applicants. The actual visual reality is that both Berry Hill Rd and the Oxford Rd are seeing major traffic flow problems and the cumulative effect of developments further a field is a major contribution to the present problems. This development will only exacerbate the traffic issues further. Oxfordshire County council appear to have no strategy to deal with the emerging traffic problems other than blame the lack of a Traffic policy within Adderbury Parish Council Neighbourhood Plan and as a consequence does not provide the County Council with the ability to seek adequate section 106 contributions and results in no coherent policy to ensure safety for road pedestrian users. In reality no development should be considered until a coherent strategy is provided.

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

We trust that you will reject this most unsuitable development.

Yours sincerely

Dominic and Penny Clarke

## Addendum

### Traffic Statement

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

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

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

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

Paragraph: 013 Reference ID: 42-013-20140306

Adderbury Parish Council undertook in 2017 two traffic surveys as part of a number of surveys to inform its view on the traffic problems within Adderbury, one data logging device was located on the Banbury Rd close to the Twyford Rd junction and the other close to the Duchess Bridge on the Oxford Rd. The readings from the Oxford road can be directly compared with those put forward by the consultants for the developers.

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

Further traffic surveys were also carried out in 2018 on Berry Hill Rd itself and the data collected demonstrated serious traffic speeding issues along Berry Hill Rd where approx. 65% of vehicles are exceeding the present speed limit of 30mph. This is despite the use of Vehicle Activated Sensors (VAS). Oxfordshire County Council have access to the traffic data covering Adderbury Surveys over a number of years.

Comparison between Traffic surveys carried out in Horn Hill Rd in 2012 and 2018 suggest that there has been a multiplier increase in peak travel periods of about 150% from 2012 to 2018.



This gives rise to concern whether a more detailed traffic assessment is required BUT MUST BE independent of the developer. The results from the Adderbury Survey point to the difficulties faced by vehicles wishing to go south at the Berry Hill Junction and support the casual observers view that there is a serious problem on Berry Hill Rd before one adds in the traffic from this development. The developer appears to have been asked by Oxfordshire County Council to only take into account developments three developments which are Deddington, North of Milton Rd Adderbury and Milton Rd Bloxham. Adderbury is located at a major intersection point covering the A2460, B4100 and Berry Hill Rd allowing traffic to flow North and South and East and West. There are of course further development works at Longford Park, Bodicote and Bloxham which can only add to the traffic problems within Adderbury and which will require radical measures in the end. The recent application for an additional 850 houses at the latest phase for the Bank Side (Longford Park) whilst contained in the Adopted Cherwell Local Plan will add a further 2000 cars to the local road network

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

### **Heritage Statement**

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

The Heritage statement makes the following statements

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

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

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

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

**From:**

**Sent:** 29 October 2019 10:10

**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>

**Subject:** Planning application 19/00963/OUT

Dear Caroline,

I wish to object to the above planning application on the following grounds, agreeing with the key points here, With Sadness, I suspect as with all our developments of late, we need to accept that Adderbury will be saying farewell to village status at the current rate.

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
- 2 It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

Regards,  
Ivydene cottage  
Horn Hill Road  
Adderbury  
OX173EW

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..

RECEIVED  
13 OCT 2019

16-10-19.

Planning application 19/00963/OUT

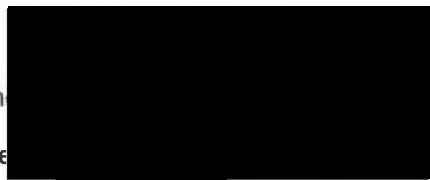
Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
  2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
  3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.
- Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
  5. Historically planning permission has always been refused on the site and dismissed at appeal.

Sign

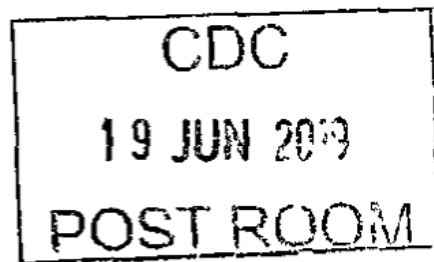
Date



HOWARD DAVIES

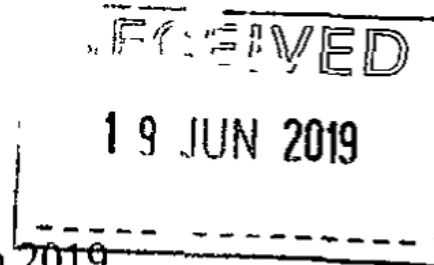
BARBARA DAVIES

'KARLANNA'  
 BERRY HILL ROAD,  
 WEST ADDERBURY  
 OXON  
 OX17 3HF



**H & B. A. Davies**  
*'Karlanna'*  
Berry Hill Road  
West Adderbury  
Oxfordshire OX17 3HF

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



June 17th 2019

**Ref: Application No. 19/00963/OUT 17/02394/OUT**

Dear Sir

We strongly object, yet again, to the proposed above development. It is outside the natural envelope of the village boundary and residents in Berry Hill Road have for the last two years had to contend with excessive increase in noise and pollution from heavy plant and pollution due to the two present developments (on the Milton Road to the East of Berry Hill Road). Furthermore Adderbury has had more than its fair share of new housing projects. Another 55 modern buildings which would be constructed would "kill" a rural aspect.

The present road was never constructed or envisaged to withstand such traffic, which has been the result of the present developments and is contrary to government and environmental guidelines on health, safety and the stress engendered from the increase in the heavy and domestic flow of traffic is causing much concern, and a further increase in population explosion with this proposed development would exacerbate this situation.

Local services are not capable of coping with another such development. The local transport is already inadequate. The local school, being on the other side of the village, albeit still Adderbury, will give rise to increased traffic due to the "coming and going" of transporting the children.

Another major cause of concern is the increase in social problems. We have been informed by the police of increased crime/burglaries that have recently occurred in this area!

We sincerely hope you will take all these factors into consideration in making your decision of the above planning application of OS Parcel 9100 on the land adjoining the Last House North of Berry Hill Road.

Yours faithfully

Howard Davies & Barbara Davies

# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | <input type="text" value="19/00963/OUT"/>   |
| <b>Location</b>           | <input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>   |
| <b>Proposal</b>           | <input type="text" value="Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | <input type="text" value="Caroline Ford"/>  |
| <b>Organisation Name</b>  | <input type="text" value="Kevin Underwood"/>  |
| <b>Address</b>            | <input type="text" value="Langley, Berry Hill Road, Adderbury, Banbury, OX17 3HF"/>   |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>  |
| <b>Type</b>               | <input type="text" value="neighbour"/>  |
| <b>Comments</b>           | <input type="text" value="I have lived in Langley, Berry Hill Road for 26 years and with the large increase in housing developments on Berry Hill Road in the last two years I have seen the traffic increase probably ten fold in the time that I have lived here. in the mornings and afternoons during the week when I walk my dog I experience nearly getting run over when I try to cross the road. the traffic is always speeding and it is only a question of time before someone does get hit by a car or truck. Berry Hill Road is not designed or capable of taking this volume of traffic. This development will only make this situation worse. a complete reconstruction with a wider road and traffic calming measures would have to be introduced to make the road safe now without 40 more residences. There are not enough school places."/> |
| <b>Received Date</b>      | <input type="text" value="24/10/2019 22:02:16"/>  |
| <b>Attachments</b>        |   |

From: rogertdixon  
Sent: 26 June 2019 10:26  
To: Planning  
Subject: 19/00963/OUT

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

Following the re-submission of the planning application 17/02394/OUT, I am forced to re-state my objections to the application as previously submitted in my emails of 19<sup>th</sup> March 2018 and 20<sup>th</sup> December 2017.

This greenfield site is outside the boundary of the village as set out in the now adopted Adderbury Neighbourhood Plan.

According to the Council's Draft Housing and Economic Land Availability Assessment (August 2017) this site was not deemed suitable for development for a variety of reasons, which I do not need to reiterate. The Council has demonstrated a 5 year housing land supply and within the Council's Annual Monitoring Report 2017 of the 750 dwellings originally allocated for rural villages until 2031, only 86 dwellings remain to be allocated. As Adderbury has already taken more than 180 dwellings either completed or near completion

since March 2014, of that original allocation, this would seem to present compelling evidence that granting planning permission for this development is unnecessary, and would not be in accord with the strategy within the Council's Local Plan for the provision of sustainable development over the whole plan period and the whole of the rural areas.

Perhaps more peripherally, you should be aware that the only shop within the village has now closed. Also, quite recently, there has been a further serious traffic accident at the junction of Berry Hill Road and Oxford Road. which demonstrates the validity of local concerns about traffic volumes and speed allied to the recent housing developments within the village. The village primary school, recently extended, is at capacity, as are others in neighbouring villages, which will cause use of cars to ferry children to and from schools which will no longer be within walking distance of their homes.

Taking all these facts into consideration, I trust that the Planning Committee, as they did previously, will refuse planning permission for this development.

# Comment for planning application 19/00963/OUT

|                           |  |
|---------------------------|--|
| <b>Application Number</b> | 19/00963/OUT   |
| <b>Location</b>           | OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury   |
| <b>Proposal</b>           | Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | Caroline Ford  |
| <b>Organisation Name</b>  |  |
| <b>Address</b>            | Lytchett House, Horn Hill Road, Adderbury, Banbury, OX17 3EW   |
| <b>Type of Comment</b>    | Objection  |
| <b>Type</b>               | neighbour  |
| <b>Comments</b>           | <p>Planning application 19/00963/OUT Dear Sir / Madam I wish to object to the above planning application on the following grounds: 1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer. 3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue. 4. A new pedestrian pathway is shown which routes people to either the top of Horn Hill Road or to the main Oxford Road. Both locations are highly dangerous either from fast traffic entering the village from the Milton direction or even faster traffic on the Oxford Road. 5. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land. 6. Historically planning permission has always been refused on the site and dismissed at appeal.</p> |
| <b>Received Date</b>      | 31/10/2019 17:06:29  |
| <b>Attachments</b>        |  |

**From:** Anthony Wagg  
**Sent:** 17 October 2019 17:13  
**To:** Caroline Ford  
**Subject:** Adderbury

**Planning application 19/00963/OUT**

Dear Ms Ford

We know that this is a letter issued to objectors, but it does put all the points very nicely

We wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed \_\_Anthony & Pauline Wagg\_\_\_\_\_ Date \_\_17 Oct 2019\_\_\_\_\_

best wishes  
Anthony & Pauline Wagg

North Lea, Manor Road  
Adderbury,



From: publicaccess@cherwell-dc.gov.uk [mailto:publicaccess@cherwell-dc.gov.uk]  
Sent: 25 June 2019 17:39  
To: Public Access DC Comments  
Subject: Comments for Planning Application 19/00963/OUT

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

Comments were submitted at 5:38 PM on 25 Jun 2019 from Mr Nigel Randall.

## Application Summary

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

**Proposal:** Re-submission of application 17/02394/OUT - Outline  
planning permission for up to 55 dwellings with  
associated landscaping, open space and vehicular access  
off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr Nigel Randall

**Email:**

**Address:** Oak Tree Cottage, Berry Hill Road, Adderbury, Banbury  
OX17 3HF

## Comments Details

**Commenter  
Type:** Neighbour

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

**Reasons for  
comment:**

**Comments:** I have objected to previous iterations of this planning application and notice that this resubmitted application is changed in only 2 substantial ways: the houses are distributed to a different pattern; and there is a nonsensical suggestion of having a pedestrian crossing on the busy Oxford Road in an attempt to show how residents could walk into the village. I do not believe that either of these changes ameliorate the reasons that the previous applications have been rejected, and therefore I would ask the Planning Authority to maintain their firm line in this regard.

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.

From: graham  
Sent: 19 June 2019 21:55  
To: DC Support  
Subject: Planning Application 19/00963/OUT

Dear Sir

I am writing to object to the planning application for up to 55 dwellings on land north of Berry Hill Road Adderbury on the following grounds:

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

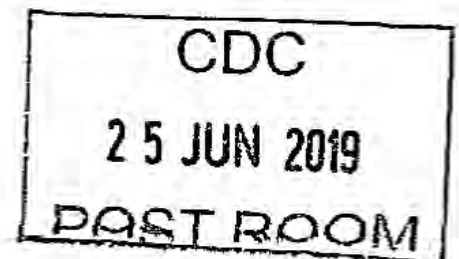
Bats, Badgers, Barn Owls, Foxes, Grass Snakes, Hedgehogs, Muntjac Deer, Roe Deer, Tawny Owls. Photographic and video footage can be provided if required.

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

Yours faithfully

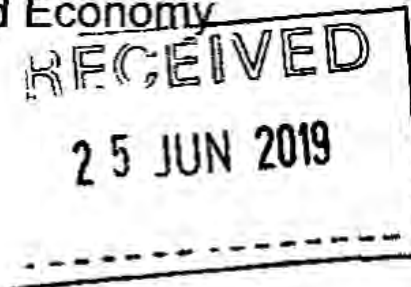
G.M. Westwood  
Pennfields, The Leys, West Adderbury

Polygon House,  
Berry Hill Road,  
Adderbury,



Email

Robert Jolley  
Assistant Director of Planning and Economy  
Cherwell District Council  
Bodicote House  
Banbury  
OX15 4AA



June 24th 2019

Dear Sir/Madam

**RE:Application N0:19/00963/OUT- 55 dwellings,Berry Hill Rd, Adderbury**

Adderbury has already fulfilled its 5 year land supply. This application is seeking to develop outside the natural boundary of the Village and would only further add to the linking up between Deddington, Adderbury and Bodicote, with the eventual growth into a 'Banbury-wide' invasion of the North Oxfordshire countryside, from which we now benefit, and for which we chose to live in Adderbury.

It would 'urbanise' this village, directly from the Oxford-Banbury Road, the A4260. It would hide the view across to the mediaeval Parish Church Spire, surrounded as it is by fields, as one travels along the A4260.

From what would the Planning Department benefit by agreeing to make such a decision?

Yours faithfully,

Mrs Anita Higham OBE

From: Peter Hunt  
Sent: Tuesday, October 22, 2019 11:43 AM  
To: Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
Subject: Re: Planning Application 19/00963/OUT

Sorry,

Primrose Cottage, Cross Hill Road, Adderbury, near Banbury, Oxon OX17 3EQ

cheers Peter Jonathan Hunt

On 22 Oct 2019, at 10:37, Planning wrote:

> Good morning,  
>  
> Thank you for your email however please can you provide your full postal address so your  
comments can be registered against the application.  
>  
> Kind regards  
>  
> Development Management  
> Cherwell District Council  
> Direct Dial 01295 227006  
> [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)  
> [www.cherwell.gov.uk](http://www.cherwell.gov.uk)  
> [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)  
> Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil)  
> Follow us on Twitter @Cherwellcouncil  
>  
> -----Original Message-----  
> From: Peter Hunt  
> Sent: 21 October 2019 16:20  
> To: Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
> Subject: Planning Application 19/00963/OUT  
>  
> Planning application 19/00963/OUT  
>  
> Dear Caroline Ford  
>  
> I wish to object to the above planning application on the following grounds:  
>  
> 1. Planning permission for this development should be refused as it is beyond the built-up limits of  
the settlement of Adderbury.  
>  
> 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of  
transport. It is divorced from the centre of the village and all of the facilities that the village has to  
offer.  
>

> 3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

> Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

>

> 4. Cherwell District Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

>

> 5. Historically planning permission has always been refused on the site and dismissed at appeal.

>

> 6. The application is for forty houses with the possibility of adding to global warming. Has the council considered the number of vehicles which will be owned by the new residents and the consequent increase in carbon footprint at a time when it is government policy to reduce this to zero?

>

> signed: Peter Jonathan Hunt

>

> date: 21st October 2019

# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | 19/00963/OUT  |
| <b>Location</b>           | OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury  |
| <b>Proposal</b>           | Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.  |
| <b>Case Officer</b>       | Caroline Ford   |
| <b>Organisation Name</b>  | Andrew and Michelle Mahony  |
| <b>Address</b>            | Shaldon, Berry Hill Road, Adderbury, Banbury, OX17 3HF  |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>Dear Sir or Madam We write to object to the new planning application for the following reasons: The proposed development is outside the natural boundary of the village. Permitting this development will encourage yet further applications for development outside of the village boundary. The volume and speed of traffic along Berry Hill Road is already a concern. The police have carried out recent speed checks with 'worrying results'. St Mary's Church is one of the largest parish churches in Oxfordshire and architecturally one of the most important. It has recently received a grant from the Heritage Lottery Fund and has undergone restoration to preserve it as a focus of village life and of great beauty. The view of the Church from Berry Hill Road must be preserved for everyone. The proposed development will restrict the view of the church, and the view of the conservation area, considerably. The land is abundant with wildlife and must be preserved. We understand that no weed killers or pesticides have been used on the field for at least five years and the wild birds and animals are thriving. Public services are limited. There is no shop in the village. For many years the primary school has struggled with space, has inadequate parking facilities and suffers daily with dangerous parking. The proposed development is in an elevated position overlooking the centre of the village. This summer has already seen a large local event in the playing field, below the proposed development, cancelled due to very wet ground. The proposed development will be a threat to an area already known to suffer with flooding. We kindly ask you to consider our comments. We believe the land to be a beautiful and important part of Adderbury that should be preserved for everyone, both now and future generations. Kind regards Andrew and Michelle Mahony</p> |
| <b>Received Date</b>      | 10/07/2019 20:34:03   |
| <b>Attachments</b>        |   |

**From:****Sent:** 23 October 2019 20:52**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>**Cc:** 'West Adderbury Residents Association'**Subject:** Objection to Planning Application 19/00963/OUT

Dear Caroline,

We wish to OBJECT to this application on the following grounds:

The proposed development is outside the residential settlement boundary agreed in the ANP; West Adderbury has had two large new developments in the last few years and has doubled in size as a result;

Additional new estate-style developments will fundamentally change the nature of West Adderbury; Social problems have already developed on one of the new estates;

The proposed site is isolated and will require new residents to drive, placing additional traffic on local roads, already suffering from traffic issues;

The proposed site has very limited access to the village centre (e.g. St Mary's Church, the library) – the so-called "network" of footpaths referred to are not well-used and are overgrown; some pass right through residents' gardens; all are unsuitable for cycling or pushchairs due to slopes and undergrowth;

The junction of Berry Hill Road and the A4260 is extremely busy and dangerous; there have been a number of minor accidents and near-misses there this year alone, including at least two accidents leading to a road closure, one of which required the presence of an air ambulance;

Crossing the A4260 on foot from the Berry Hill Road side is very dangerous; the opposite crossing has even less visibility; traffic between Banbury and Deddington routinely ignores the 40 mph limit which commences just south of Berry Hill Road;

The proposed development will severely affect the amenity of the adjoining existing properties on Berry Hill Road;

Adderbury is described as a village with a shop and other resources, but our village shop has been closed for many months and the nearest supermarket is in either Deddington or Banbury;

The development will place additional pressure on already-stretched local resources (the school, public transport, burial ground);

The development of this site will increase the risk of local flooding in an area with several natural springs and a very high water table;

Buses between Adderbury and Banbury/Oxford have recently been dramatically reduced;

The nearest train station is several miles away;

The views across this site are not just to St Mary's Church but also to Twyford on the other side of the village; these views help to link the different areas of the village together;

This site provides a visual green space at the entry to West Adderbury from the A4260; existing development along this road consists of large, spaced apart, individual houses with extensive frontages; an estate of closely packed new houses will destroy this "gateway" to the village and is completely out of keeping with the well-established look and feel of this part of West Adderbury;

Development of this site will be detrimental to local wildlife, including badgers, foxes, hedgehogs and deer.

The proposed development must be considered in the context of the two new developments further along Berry Hill/Milton Road (Adderbury Fields and Henge Close), and the many large new estates at the other end of the Milton Road, in Bloxham. When we moved to Adderbury in 2012 it was extremely rare to have to wait at the junction of Horn Hill Road and Berry Hill Road. Now, we are queuing every single day. The number of children using the Oak Tree bus stop has increased



dramatically (at least 4 schools use this stop). The number of cars parked all day next to the bus stop at the Oak Tree junction has also increased (presumably drivers are parking here and catching a bus into Oxford). Every day I see drivers taking risks to pull out onto the A4260 when there is no space to do so. At least a couple of times a week the queue of traffic to get through the Deddington traffic lights is back to just south of Berry Hill Rd.

Kind regards,

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

# Comment for planning application 19/00963/OUT

|                           |   |
|---------------------------|---|
| <b>Application Number</b> | <input type="text" value="19/00963/OUT"/>   |
| <b>Location</b>           | <input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>   |
| <b>Proposal</b>           | <input type="text" value="Resubmission of application 17/02394/OUT – 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>Case Officer</b>       | <input type="text" value="Caroline Ford"/>  |
| <b>Organisation Name</b>  | <input type="text" value="David Taylor-Evans"/>   |
| <b>Address</b>            | <input type="text" value="Southbank, Horn Hill Road, Adderbury. OX17 3EW"/>   |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>  |
| <b>Type</b>               | <input type="text" value="neighbour"/>  |
| <b>Comments</b>           | <input type="text" value="Planning application 19/00963/OUT I wish to object to the above planning application on the following grounds: 1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer 3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue 4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land 5. Historically planning permission has always been refused on the site and dismissed at appeal"/> |
| <b>Received Date</b>      | <input type="text" value="21/10/2019 11:53:06"/>  |
| <b>Attachments</b>        |   |

St Hilary  
Manor Road  
Adderbury  
Oxon  
OX17 3EJ



17.10.2019

to: Caroline Ford  
Cherwell District Council

Dear Ms Ford

**Re: Planning application 19/00963/OUT**

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury

2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.

3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed



Date

17.10.2019

From:  
Sent: 28 October 2019 14:56  
To: Caroline Ford  
Subject: Planning application 19/00963/OUT

Stonewalls The Leys  
Adderbury Banbury  
Oxon OX17 3ES

I wish to object to the above planning application on the following grounds:  
Planning permission for this development should be refused as it is beyond the built up limits of the settlement of Adderbury.  
It is in an unsustainable location and will give rise to travel by car given its remoteness from the village centre and its facilities.  
Given that Cherwell district Council has a five year housing land supply there is no justification for the development of unallocated land.  
Historically planning permission has always been refused on the site and dismissed at appeal.

Signed.

Dated. 28/10/2019

From:  
Sent: 28 October 2019 14:56  
To: Caroline Ford  
Subject: Planning application 19/00963/OUT

Stonewalls The Leys  
Adderbury Banbury  
Oxon OX17 3ES

I wish to object to the above planning application on the following grounds:  
Planning permission for this development should be refused as it is beyond the built up limits of the settlement of Adderbury.  
It is in an unsustainable location and will give rise to travel by car given its remoteness from the village centre and its facilities.  
Given that Cherwell district Council has a five year housing land supply there is no justification for the development of unallocated land.  
Historically planning permission has always been refused on the site and dismissed at appeal.

Signed.

Dated. 28/10/2019

**From:**

**Sent:** 27 October 2019 14:21

**To:** Caroline Ford

**Subject:** planning applicaation 19/00963/OUT

## **Planning application 19/00963/OUT**

Dear Caroline

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.  
Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed \_\_ Tanners, Tanners Lane, Adderbury

Date \_\_27/10/2019

**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.

5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed

Date

31/10/19

The Bridge House  
Horn Hill Rd  
Adderbury  
OX17 3EW

From: Denise Mobbs  
Sent: 28 June 2019 21:57  
To: Matthew Swinford  
Subject: 17/02394 OUT

Re the above planning application  
Land adjacent to Last House, Berry Hill Road, West Adderbury

Dear Sir

We received a letter from CDC regarding a appeal for a planning application on land on Berry Hill Road which we had intended to place a further objection to .

We then received a email stating that this appeal had been withdrawn but that a further application had been placed ( application no 19/00963) and was being considered but I have not received details on this new appeal/ application ?

We wish to place on record our ongoing objection to any building taking place on this site.

The area is outside the natural boundary of the village.

Adderbury has fulfilled its quota for new housing.

Berry Hill Road is already suffering from a huge increase in traffic and pollution. It is a B road and not suitable or sustainable to take ever increasing traffic.

We have had 5 years of housing developments with no let up along Milton road and Bloxham which has impacted upon us.

The field is some half mile from the village school and on foot would mean crossing the dangerous Oxford Road.

The school is also oversubscribed with some families having to travel to other places by car or bus to get a school place.

Families would find it a challenge to get to transport as the bus only runs hourly to Banbury and the nearest bus stop means walking on the road to reach it.

The new development at Adderbury Fields close by has thrown up this issue for others and highlighted has been the very expensive bus fare to Banbury ( over £ 5.40 per adult)

We do not even have a village shop at present so again their is the need for a car.

Planning has been refused for this site in the past and one planner stated that the view of the historic church and spire was the finest in Adderbury. It is now the only uninterrupted view of the church and conservation area due to the huge amount of development at every entrance to the village.

The church has recently received huge funding from Heritage England and various other charities to renovate the church and Spire which dates from Medieval times, it would be a pity if people passing through ,or who have chosen to settle in Adderbury could no longer view it other than in very small snippets or unless you are standing beside it due to the building of modern homes on such a vast and unsympathetic scale.



We have noticed that the hedgerow adjacent to the field has been allowed to overgrow and in our cynicism we feel this has been done to detract from one of the reasons for not building on this site, being the view.

We hope that the planners will look sympathetically on our objections as it feels that greedy developers are riding roughshod over precious historic areas that are no longer valued and once lost are lost forever .

Yours faithfully ,  
Denise & Stephen Mobbs

Three Spires,  
Berry Hill Road,  
West Adderbury  
Oxon, ox173hf

From:  
Sent: 29 October 2019 13:07  
To: Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
Subject: Planning Application

Three Spires,  
Berry Hill Road,  
West Adderbury,  
Oxon. Ox17 3hf

Planning application 19/00963/OUT

Dear Sir / Madam

We wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.
6. Planners in the past have highlighted the fact that the view from Berry Hill Road across this piece of land affords the best view of the historic St Mary's church and the conservation area and this should be preserved.

Due to the high number of new homes that have been built over the last 5 years in Adderbury and on the edge of and at every entrance to the village, this is now the last remaining uninterrupted view of the church and the basin of the village.

Any building application on this site should be refused, as once lost the beauty and value of this part of Adderbury's history will be lost for future generations .

29/10/2019 \_\_\_\_\_ Date \_\_\_\_\_

Sent from my iPhone

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..

From: Allan Hunt  
Sent: 16 October 2019 14:51  
To: Caroline Ford  
Subject: Berry Hill Road proposed development

Hi, Once again we object to planning permission being granted for the following reasons. Already too much traffic on surrounding roads which can only add to possible accidents. The development concerned would add and push back the village boundary. The infrastructure and services can not satisfy further numbers. This from Touchwood, Berry Hill Road Allan & Gill Hunt.

**Planning application 19/00963/OUT**

**Dear Sir / Madam**

**I wish to object to the above planning application on the following grounds:**

- 1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury**
- 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.**
- 3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.**

**Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.**

- 4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.**
- 5. Historically planning permission has always been refused on the site and dismissed at appeal.**

Signed

[Redacted Signature]

Date

28/10/19



**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

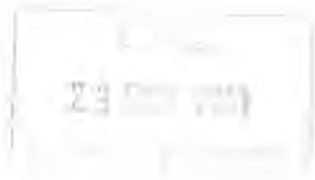
Signed

[Redacted Signature]

Date

27/10/19





**Planning application 19/00963/OUT**

Dear Sir / Madam

I wish to object to the above planning application on the following grounds:

- 1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
- 2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
- 3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260.

Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.

- 4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
- 5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed 

D. LEPPARD

Date 21/10/2019



To: Caroline Ford  
 Cherwell D. Council  
 Bodicote House  
 Bodicote  
 Banbury OX15 4AA.

---

From:  
Sent: 22 October 2019 17:25  
To: Caroline Ford  
Subject: 19/00963/OUT

Dear Caroline,

West Adderbury Residents' Association on behalf of it's members wishes to object to the planning application 19/00963/OUT on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

WARA Committee

Stephen Betts  
Allan Ziff  
Colin Astley  
James O'Neill  
David Taylor-Evans



From: publicaccess@cherwell-dc.gov.uk [mailto:publicaccess@cherwell-dc.gov.uk]  
Sent: 26 June 2019 09:07  
To: Public Access DC Comments  
Subject: Comments for Planning Application 19/00963/OUT

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

Comments were submitted at 9:07 AM on 26 Jun 2019 from Mr David Evans.

## Application Summary

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

**Proposal:** Re-submission of application 17/02394/OUT - Outline  
planning permission for up to 55 dwellings with  
associated landscaping, open space and vehicular access  
off Berry Hill Road.

**Case Officer:** Caroline Ford

[Click for further information](#)

## Customer Details

**Name:** Mr David Evans

**Email:**

**Address:** West Adderbury Residents' Association, West Adderbury  
OX17 3EW

## Comments Details

**Commenter  
Type:** Neighbour

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

**Reasons for  
comment:**

**Comments:** West Adderbury Residents' Association (WARA) has over  
200 members and represents the views of a large  
majority of the residents that will be impacted most by  
this proposed development.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.

- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.

- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.

- This site was rejected in the 2014 Strategic Housing Land Availability the reason being "The site is relatively remote from local services and facilities in Adderbury,

and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village."

- The proposed development is within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13

Surface water run would be discharged into Sor Brook and has the potential to increase flooding in Adderbury.

Additional traffic will be reality of this application on both Berry Hill Rd and the Oxford Rd. There is no village shop (it closed earlier in 2019) for residents to walk to so additional car use to other destinations is guaranteed. The village is already concerned about major traffic flow problems and the cumulative effect of developments further afield.

This development will exacerbate the traffic issues further.

Oxfordshire County Council appear to have no strategy to deal with the emerging traffic problems other than blame the lack of a Traffic policy within Adderbury Parish Council Neighbourhood Plan and as a consequence does not provide the County Council with the ability to seek adequate section 106 contributions and results in no coherent policy to ensure safety for road pedestrian users. In reality no development should be considered until a coherent strategy is provided.

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

.

We trust that you will reject this unsuitable development.

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

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

21st October 2019

Dear Sirs

**Amended Planning Application 19/00963/OUT Resubmission of application 17/02394/OUT Amended/Additional Plans/Information**

Amended Planning application 19/00963/OUT Resubmission of Planning Application 17/02394/OUT | Outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road Adderbury

Further to our letters of the 2nd January, 18<sup>th</sup> March 2018 and 21<sup>st</sup> June 2019 in which we made the following objections to the above application for up to 60 dwellings then amended to 53 dwellings with further amended to 55 dwellings and now 40 dwellings we reaffirm our objections which includes the additional comments on issues contained in the addendum to the letter of the 21<sup>st</sup> June 2019.

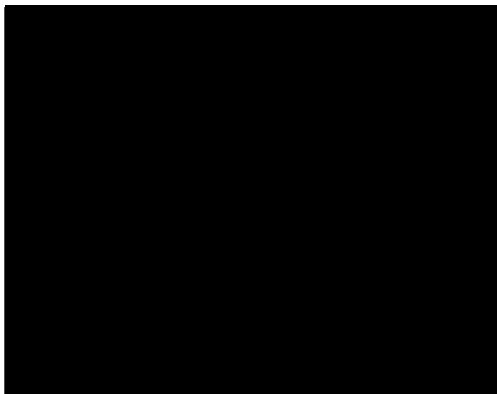
We wish to object to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
3. Any development in this location will give rise to an increase in traffic movement exiting the Berry Hill Road onto the A4260. Of late there have been a number of accidents at this junction caused by the volume of traffic attempting to exit Berry Hill Road onto the A4260. Although it would appear that the highway authority have no objections on highway matters perhaps they should consider revisiting this issue.
4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

We trust that you will reject this most unsuitable development.

Yours sincerely

Ann and Colin Astley



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

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

21st June 2019

Dear Sirs

**Planning Application 19/00963/OUT Resubmission of application 17/02394/OUT Amended/Additional Plans/Information**

Resubmission of Planning Application 17/02394/OUT | Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road. | OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road Adderbury

Further to our letter of the 2nd January and 18<sup>th</sup> March 2018 in which we made the following objections to the above application for up to 60 dwellings then amended to 53 dwellings and now further amended to 55 dwellings we reaffirm our objections which includes the additional comments on issues contained in the addendum to this letter.

- The proposed site is outside the Residential Settlement Area described in the submitted Adderbury Neighbourhood Plan.
- The site is Greenfield/agricultural land on which only buildings of an agricultural nature are permitted.
- The land is identified as Grade 2 V Good Agricultural land and a gasometer was removed some 40 years ago therefore some pollution may be expected.
- This site was rejected in the 2014 Strategic Housing Land Availability the reason being “The site is relatively remote from local services and facilities in Adderbury, and would represent an extension of housing into the open countryside in a location that enjoys attractive views, including of the church. It would be difficult to integrate houses in this location into the wider village.”
- The proposed development is not within or adjacent to the conservation area or listed buildings. There is a public footpath on the eastern side of the site 101/13
- Whilst in isolation this site does not flood the surface water run could be ameliorated with SUDS or a balancing pond the cumulative effect of a number of albeit ameliorated discharges into Sor Brook has the potential to increase flooding in Adderbury.
- The site is 1,980 metres to the village centre and 490 metres to the nearest present bus stop and whilst the applicant suggests that use will be made of public rights of way for walking and cycling to access shopping facilities and is offering section 106 contribution to maintain the local bus service and a new bus stop the reality of today’s family lifestyles will be increased car use for this outlying site...

The Transport Statement within the application is as follows *“The traffic impact of the development has been predicted using the TRICS database and has shown the impact of the proposals will be minimal and will not have a material impact on the local highway network. • Given the low increase in trips as a result of the proposals, it is evident that the additional traffic can be accommodated onto the local highway network and will not give rise to any traffic or highways issues.* “Is what it states, a predication which invariable is always optimistic from applicants. The actual visual reality is that both Berry Hill Rd and the Oxford Rd are seeing major traffic flow problems and the cumulative effect of developments further a field is a major contribution to the present problems. This development will only exacerbate the traffic issues further. Oxfordshire County council appear to have no strategy to deal with the emerging traffic problems other than blame the lack of a Traffic policy within Adderbury Parish Council Neighbourhood Plan and as a consequence does not provide the County Council with the ability to seek adequate section 106 contributions and results in no coherent policy to ensure safety for road pedestrian users. In reality no development should be considered until a coherent strategy is provided.

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

We trust that you will reject this most unsuitable development.

Yours sincerely

Ann and Colin Astley

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

## Addendum

### Traffic Statement

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

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

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

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

Paragraph: 013 Reference ID: 42-013-20140306

Adderbury Parish Council undertook in 2017 two traffic surveys as part of a number of surveys to inform its view on the traffic problems within Adderbury, one data logging device was located on the Banbury Rd close to the Twyford Rd junction and the other close to the Duchess Bridge on the Oxford Rd. The readings from the Oxford road can be directly compared with those put forward by the consultants for the developers.

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

Further traffic surveys were also carried out in 2018 on Berry Hill Rd itself and the data collected demonstrated serious traffic speeding issues along Berry Hill Rd where approx. 65% of vehicles are exceeding the present speed limit of 30mph. This is despite the use of Vehicle Activated Sensors (VAS). Oxfordshire County Council have access to the traffic data covering Adderbury Surveys over a number of years.

Comparison between Traffic surveys carried out in Horn Hill Rd in 2012 and 2018 suggest that there has been a multiplier increase in peak travel periods of about 150% from 2012 to 2018.

This gives rise to concern whether a more detailed traffic assessment is required BUT MUST BE independent of the developer. The results from the Adderbury Survey point to the difficulties faced by vehicles wishing to go south at the Berry Hill Junction and support the casual observers view that there is a serious problem on Berry Hill Rd before one adds in the traffic from this development. The developer appears to have been asked by Oxfordshire County Council to only take into account developments three developments which are Deddington, North of Milton Rd Adderbury and Milton Rd Bloxham. Adderbury is located at a major intersection point covering the A2460, B4100 and Berry Hill Rd allowing traffic to flow North and South and East and West. There are of course further development works at Longford Park, Bodicote and Bloxham which can only add to the traffic problems within Adderbury and which will require radical measures in the end. The recent application for an additional 850 houses at the latest phase for the Bank Side (Longford Park) whilst contained in the Adopted Cherwell Local Plan will add a further 2000 cars to the local road network

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

### **Heritage Statement**

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

The Heritage statement makes the following statements

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

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

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

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



**Caroline Ford**  
**Cherwell District Council**  
**Bodicote House**  
**Bodicote**  
**Banbury OX15 4AA.**

**RE: Planning application 19/00963/OUT**

Dear Sir/ Madam

**I wish to object** to the above planning application on the following grounds:

1. Planning permission for this development should be refused as it is beyond the built-up limits of the settlement of Adderbury
2. It is in an unsustainable location and will give rise to travel by car rather than other modes of transport. It is divorced from the centre of the village and all of the facilities that the village has to offer.
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4. Cherwell district Council currently has a five year housing land supply and as a result there is no justification for committing development on unallocated land.
5. Historically planning permission has always been refused on the site and dismissed at appeal.

Signed



Date

✓ 28/10/19.

West Ridge  
Berry Hill Road  
Adderbury  
Banbury  
OX17 3HF

From: JOHN  
Sent: 13 June 2019 12:16  
To: DC Support  
Subject: re:19/00963/out

Dear sirs, re your letter of the 7th June I would like to make the following comments.

I object to the application on the following basis:

- 1) The application is outside of the residential boundary included within the Neighbourhood Plan
- 2) It will significantly increase traffic in Berry Hill Road which is already suffering due to new developments in Adderbury and Bloxham.
- 3) The junction with the Oxford Road is a known black spot with a recent accident resulting in a victim being airlifted to hospital
- 4) It will put further strain on the local school and also the Horton Hospital already under threat.
- 5) It will affect the views of the church
- 6) It will destroy the nature and characteristic of Berry Hill Road
- 7) If approved it could lead to further applications for development, particularly on land directly opposite.
- 8) Adderbury has already taken its share of the required housing development within Cherwell. Further development will not only destroy Berry Hill Road but also Adderbury

Regards

John Osborne  
West Ridge  
Berry Hill Road  
Adderbury  
OX17 3HF

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