

## Matthew Symons

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**From:** Matthew Symons  
**Sent:** 11 November 2019 10:28  
**To:** 'Caroline Ford'  
**Subject:** FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury  
**Attachments:** Sibford Ferris.pdf

Hi Caroline,

I came across the attached appeal decision last week, which you're no doubt already aware of. It is the fourth policy PV2 appeal that has been allowed in quick succession and further supports our case, as set out in the Planning Statement.

As you'll know, the Inspector allowed the appeal finding that the development "*would not amount to a material exceedance in breach of policy PV2*" (para. 23). He also stated that he did "*not consider 'material exceedance' to be an issue for this appeal given the modest number of units proposed and the categorization and size of Sibfords*" (para. 16). I am of the opinion that the same can be said for our proposals.

There was also a debate about whether Sibford was actually a Cat A village. Adderbury is of course one of the most sustainable Cat A villages, as confirmed by the Council's evidence base, and has much better connections with Banbury as a result of the excellent public transport service (S4 Gold). Indeed, the links with Banbury are evident given the Council's request for a contribution towards the Spiceball Leisure Centre.

Furthermore, the Sibford Inspector states that the proposals were "*not in conflict with 'saved' policy H18 given the status of the village defined by PV1 and PV2*" (para. 23). The same must apply to our proposals for Berry Hill Rd.

I also note that the Inspector did not impose a housing mix condition. Presumably this is because the Council did not suggest it but the Council now potentially misses out on the mix it requires to provide more moderately sized homes. It further points to a lack of Cat A schemes delivering the housing mix required by the Local Plan (have you had an opportunity to find out if the Council holds any data on Cat A housing mix provision?). In turn, it suggests that our housing mix provision should be afforded further weight in the decision making process.

I would welcome your thoughts on the principle of the proposed development against PV1, PV2 and H18 in light of the recent appeal decisions. If it would help to meet to discuss this, along with other matters to be addressed in your committee report, I would be happy to come to your offices before you go on leave.

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW  
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**From:** Matthew Symons  
**Sent:** 07 November 2019 16:24  
**To:** 'Caroline Ford' <Caroline.Ford@Cherwell-DC.gov.uk>

**Subject:** FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we're considering the following mix:

**Market**

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

**Affordable**

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

	1-bed	2-bed	3-bed	4-bed
Market	0%	8%	69%	23%
Affordable	29%	43%	28%	0%
All dwellings	10%	20%	55%	15%

This mix performs well against the SHMA table, which is extracted below:

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**

Planning Manager



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**From:** Matthew Symons

**Sent:** 05 November 2019 16:58

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

**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

**Matthew Symons BA MPlan MRTPI**

Planning Manager



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

**Sent:** 05 November 2019 15:25

**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards

Caroline

**Caroline Ford BA. (Hons) MA MRTPI**

**Principal Planning Officer – Major Projects Planning Team**

Development Management Division

Place and Growth Directorate

Cherwell District Council

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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Sent:** 05 November 2019 12:06

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

**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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

**Sent:** 05 November 2019 11:49

**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
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Cherwell District Council  
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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Sent:** 05 November 2019 11:06

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

**Subject:** FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Matthew Symons  
**Sent:** 05 November 2019 10:53  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 04 November 2019 16:38  
**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Sent:** 04 November 2019 14:46  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 31 October 2019 11:50  
**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Cc:** Alex Keen <[Alex.Keen@Cherwell-DC.gov.uk](mailto:Alex.Keen@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Sent:** 31 October 2019 11:47  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Cc:** Alex Keen <[Alex.Keen@Cherwell-DC.gov.uk](mailto:Alex.Keen@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,

Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 31 October 2019 10:12  
**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Cc:** Alex Keen <[Alex.Keen@Cherwell-DC.gov.uk](mailto:Alex.Keen@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards  
Caroline

**Caroline Ford BA. (Hons) MA MRTPI**  
**Principal Planning Officer – Major Projects Planning Team**  
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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Sent:** 30 October 2019 15:55  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>



**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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

**Sent:** 29 October 2019 09:34

**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Cc:** Simon Gough <[simon.gough@ironsidefarrar.com](mailto:simon.gough@ironsidefarrar.com)>

**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is [adam.littler@oxfordshire.gov.uk](mailto:adam.littler@oxfordshire.gov.uk)

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
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Tel: 01295 221823  
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**From:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Sent:** 29 October 2019 09:21  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Cc:** Simon Gough <[simon.gough@ironsidefarrar.com](mailto:simon.gough@ironsidefarrar.com)>  
**Subject:** FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Matthew Symons  
**Sent:** 28 October 2019 10:25  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Subject:** RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW  
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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 25 October 2019 16:51  
**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>  
**Subject:** FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury  
**Importance:** High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards  
Caroline

**Caroline Ford BA. (Hons) MA MRTPI**  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
Place and Growth Directorate  
Cherwell District Council  
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**From:** Planning Consultations - E&E <[PlanningConsultations@Oxfordshire.gov.uk](mailto:PlanningConsultations@Oxfordshire.gov.uk)>  
**Sent:** 24 October 2019 15:38  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Cc:** Planning Consultations - E&E <[PlanningConsultations@Oxfordshire.gov.uk](mailto:PlanningConsultations@Oxfordshire.gov.uk)>; Cllr Arash Ali Fatemian

<[ArashAli.Fatemian@Oxfordshire.gov.uk](mailto:ArashAli.Fatemian@Oxfordshire.gov.uk)>; DavidFlavin <[david.flavin@oxfordshire.gov.uk](mailto:david.flavin@oxfordshire.gov.uk)>

**Subject:** Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

**Importance:** High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to [planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk) and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

**Regards**

*Dan*

**Daniel Tritton**

Major Planning Applications Officer

Planning Process Team

Oxfordshire County Council

County Hall | Oxford | OX1 1ND

Tel: 07776 997045



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