

Matthew Symons

From: Matthew Symons
Sent: 09 October 2019 18:03
To: 'Caroline Ford'
Subject: RE: Berry Hill Rd, Adderbury
Attachments: Highways Note.pdf; Illustrative Layout.pdf; Wider Context Plan.pdf; Heritage Statement.pdf; QR006-1 - 80-195- L1 - 2 - Updated Preliminary Ecological Appraisal.pdf; 2713_Adderbury Revised Addendum Complete.pdf; FW: Land off Berry Hill Rd, Adderbury (30394)

Hi Caroline,

Following on from our discussion yesterday, I am writing to formally confirm that we would like you to amend the description of development to:

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)

As we discussed when we met, the reduction of the amount of development is proposed so that we can respond positively to the reasons for refusal of 17/02394/OUT.

I have attached the following plans/documents to support the amended proposals:

1. Illustrative Layout;
2. Wider Context Plan;
3. Heritage Statement;
4. Highways Note;
5. Updated Ecological Appraisal; and,
6. Revised Landscape and Visual Appraisal Addendum.

Items 1 – 3 replace the previously submitted Layout, Context Plan and Heritage Statement. Items 4 – 6 supplement the previously submitted highways, ecology and landscape reports. Please note that the Highways Note includes a revised access plan which retains the access previously approved by OCC but does show that we can provide bus stops on Oxford Road; we this is as a benefit of the scheme as it will enhance the sustainability of Adderbury.

I have also attached the drainage information which I only received at 5pm. As you will see, we have done additional work in response to the previous reason for refusal and can propose a preliminary drainage scheme which shows sustainable drainage solutions.

As discussed, I can submit an amended Planning Statement and an amended Design and Access Statement. In my opinion, these are not necessary for reconsultation. It is my experience that schemes are regularly amended during the application process without the PS or DAS being amended. However, I do intend to provide you with updated versions in case they would be of assistance for your Report. When is your Report deadline?

As I mentioned yesterday, I drafted a lot of the revised Planning Statement last month but stopped at the Evaluation section because I wanted to refer to appeal decisions that were due out. I didn't think it would make sense to submit an updated PS only to have to amend again in light of the appeal decisions.

The decision on the Merton Road, Ambrosden site was published on 09/09/2019. I do of course appreciate that each appeal has to be judged on its merits but the Ambrosden decision is of relevance to our Adderbury proposals and will need to be referred to in our PS and the Committee Report. The Inspector considered Category A villages, the housing strategy and distribution of housing growth.

In addition to the Ambrosden decision, our PS and the Committee Report will need to refer to the Oxford Road, Bodicote appeal. The Hearing was held in early September and a decision is due out this month. That decision will

again take account of category A villages, the housing strategy and the distribution of growth. It will potentially be of further interest as it may include reference to the weight to be applied to the Oxfordshire Housing Land Supply Written Ministerial Statement (WMS). You will no doubt be aware of the slippage to the joint statutory spatial plan timetable and the expected scrapping of the South Oxfordshire emerging Local Plan.

Once the Bodicote decision has been published, I will look to complete the revised PS and get it over to you.

With regard the DAS, as discussed, I had not completed this as I wanted to refer to the drainage information and blue infrastructure. I will be able to do this and submit the DAS but I don't see it as being essential for reconsultation purposes. However, as promised, I can give you a note on the approach to design.

When we met, we pointed to the proposed reduction in the amount of development resulting in us having a significantly reduced developable area and this resulting in significantly more on-site public open space, which we see as a benefit.

You will see that the submitted Heritage Statement states that *"views of the listed church from the south will be improved, and the provision of public open space with a play area, will provide access to views of the church which are not currently accessible to members of the public"*. The revised Landscape Addendum also states that the revised proposals *"will result in important enhancements to the proposed development and its immediate context"*:

- Increased separation from the footpaths to the east and north and the countryside beyond;
- A closer relationship with the existing development pattern along Berry Hill Road, including the depth of development from the road frontage; and
- A reduction in development visible from the footpaths.

The layout, appearance and scale are all reserved matters and so I would not look to discuss these in great detail in the DAS. As the Ambrosden Inspector said, *"these are matters of limited relevance in respect of an outline application when they are reserved for subsequent approval"*. But I can confirm that the proposals can be designed to reflect the character of the surrounding area and the content of the Design Guide SPD. In particular, we note the section on Wider Views which states that *"significant views into the existing settlement, such as to a church steeple, should be preserved and enhanced by the new development and new views to gateways and landmarks established"*. You will see from the illustrative layout and wider context plan that we will enhance views to the church steeple and indeed, that they will be framed by built frontage, as encouraged by the SPD (figure 4.10).

I trust all of this information allows you to amend the description of development and commence reconsultation. If you do have any queries, please do give me a ring. I am out of the office at a Local Plan examination tomorrow, but will be able to respond to emails/ring you during the break as I did yesterday.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 07 October 2019 15:31
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Matthew,

I note no further information has yet been provided regarding the above.

I will need the additional information to be provided by the end of Wednesday this week (09/10/2019) so that I can make the necessary arrangements for the application to be reconsulted upon this week (and to make sure it is re-advertised in the local press next week). The consultation period, even then, will expire after my committee report will be due for the November committee date, but we can deal with that through updates.

I have spoken to my Team Leader and we are not prepared to accept any further delay beyond the November committee date and as such, the above date will need to be met, otherwise the application will be determined on the basis of the information submitted at the time of the submission of the application (i.e. the same information that was previously refused).

I look forward to hearing from you soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Caroline Ford
Sent: 26 September 2019 09:46
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Matthew,

Thank you for the update – if you could send anything additional to me and copy it to my colleague Linda Griffiths (copied into this email). I will leave notes with Linda as to what needs to happen and so hopefully she can progress this whilst I am away.

Please note Linda works Monday to Thursday so if it is not received by Thursday 3rd October 2019, then it will await my return on Monday 7th October 2019.

Kind regards
Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 25 September 2019 17:16

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

I have today received the results of the drainage testing work. These have been passed on to our drainage/flood risk consultant, for him to produce his report. I'm afraid I won't have that for you tomorrow, but am still working to get things submitted as quickly as I can. I am sorry for these delays, I am chasing progress.

If I am able to get things submitted while you are off, who should I contact?

If we don't speak before you go, have a good holiday and no doubt we'll catch up when you're back.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 20 September 2019 16:30

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Berry Hill Rd, Adderbury

Hi Matthew,

Thank you for the update.

In that case, I won't amend the application at this stage or re-consult as the resubmission is not complete and we can't consider it properly. I am on leave from the end of next Thursday 26/09/2019 returning on the 07/10/2019 and all additional information would be required before I go so that the re-consultation can happen whilst I am away – otherwise, it is going to be difficult to get to committee on the 14 November 2019 (unless the report is written subject to the end of the consultation period).

I look forward to hearing from you further.

Kind regards
Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 20 September 2019 16:07
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

Sorry for the delay in getting back to you, I've been wading through my inbox over the last couple of days since getting back from leave.

As you mentioned to David, you are due to receive an amended Planning Statement and DAS, as well as drainage information.

Unfortunately, we have not been able to get the drainage information yet. The site investigation work has been undertaken but I don't have a report. I am chasing it for you and asked for an update today – it's not come in yet but I will send it on when it does.

I wanted the DAS to make reference to the outline drainage proposals, so didn't complete that.

I started writing the Planning Statement a couple of weeks before going on leave, but stopped when I got to the evaluation section. I thought it would make more sense for me to just to wait for the Bodicote and Ambrosden appeal decisions. They do/will cover similar issues, and I would have only had to make amendments/write to you about them.

Please do give me a ring if it's easier to chat any of this through.

Have a good weekend,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 20 September 2019 09:58
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Berry Hill Rd, Adderbury

Good Morning Matthew,

Further to my correspondence with David on Wednesday, could you provide me with an update please on whether you are intending to submit any additional information or whether the information he sent through is the whole of your re-submission? I need to carry out a re-consultation and amend the application but will only do so once I know I have everything to avoid having to re-consult twice which may cause confusion.

If you intend to submit anything else, it is needed as soon as possible if we are to meet a committee date in November.

Kind regards
Caroline

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From: Caroline Ford
Sent: 18 September 2019 11:17
To: David Josephs <david.josephs@hsland.co.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi David,

Not to worry today – if Matthew is back tomorrow then I can pick it up with him then as one day won't make too much difference.

I'll await his return before progressing anything further.

Kind regards
Caroline

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From: David Josephs <david.josephs@hsland.co.uk>
Sent: 18 September 2019 11:13
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

I'm afraid that this isn't my project, I just know that the documents were needed to be sent today so was forwarding them in Matthew's absence. Matthew is back in the office tomorrow so would he be able to deal with the matters you've raised when he returns?

I will follow up on the issues you have raised today and see if I can get an answer for you in the meantime.

Kind regards
David

David Josephs
Strategic Land Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 18 September 2019 11:02
To: David Josephs <david.josephs@hsland.co.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

David,

Many thanks, I can confirm receipt.

Can I just query whether this is everything? I thought Matthew was intending to submit an updated Design and Access Statement, planning statement and additional information on drainage (to overcome the drainage reason for refusal) – please see attached email correspondence.

If you could confirm as I would prefer to carry out one re-consultation only.

I look forward to hearing from you.

Kind regards
Caroline

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From: David Josephs <david.josephs@hsland.co.uk>
Sent: 18 September 2019 09:23
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: Berry Hill Rd, Adderbury

Good morning Caroline,

Hope you are well.

As Matthew is on annual leave I am sending you the additional information required for the application at Berry Hill Road, Adderbury. If you could acknowledge receipt of this email that would be greatly appreciated.

Kind regards
David

David Josephs
Strategic Land Manager



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