

## Matthew Symons

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**From:** Matthew Symons  
**Sent:** 07 January 2020 10:12  
**To:** Judith Ward  
**Subject:** FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hello Judith,

Following on from my below emails, would you be willing to give me a ring today/tomorrow. I'm keen to know your thoughts on the on-site POS provision.

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW  
0161 300 6509 | 07827 669141 | [matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk) | [www.hsland.co.uk](http://www.hsland.co.uk)

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**From:** Matthew Symons  
**Sent:** 04 December 2019 13:03  
**To:** Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>  
**Subject:** FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hello Judith,

Following on from my below email, would you be willing to give me a ring when you are free this week to chat through the POS provision? As I say below, I'd like to understand whether you are happy with the POS typologies we are proposing.

For convenience, I have attached our illustrative scheme as well as our biodiversity calculator to give you an idea of landscaping and maintenance.

I am available on the mobile this afternoon and will be back in the office tomorrow and Friday.

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Matthew Symons  
**Sent:** 07 November 2019 09:53

**To:** Sharon Whiting <[Sharon.Whiting@Cherwell-DC.gov.uk](mailto:Sharon.Whiting@Cherwell-DC.gov.uk)>; Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Cc:** Judith Ward <[Judith.Ward@Cherwell-DC.gov.uk](mailto:Judith.Ward@Cherwell-DC.gov.uk)>  
**Subject:** RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi both,

Sharon, thanks for giving me a ring yesterday and chatting things through with me, appreciate it.

I've had a look at the Open Space Update (OSU) (2011) this morning and note that it states the following:

- There is a shortfall of natural/semi-natural green space in the Rural North and the Action Plan is to negotiate public access agreements to privately owned natural/semi-natural provision in Adderbury (and other settlements) and to improve the quality of existing sites, especially access.
- There is a shortfall of amenity green space in the Rural North and the Action Plan is to develop 4.1ha of space with priority provision in Adderbury (and other settlements) and to improve the quality of existing space, especially access.
- There is a shortfall of children and young persons provision in the Rural North and the Action Plan is to provide a combination of new equipped play areas and additional play opportunities using other forms of green space and to improve the quality of existing play areas.

I hadn't included this OSU detail in my Planning Statement but it does reiterate the issues I picked up on from other evidence base documents.

We are looking to provide a large area of on-site POS as part of our development. It will be more than would be required for a 40 dwelling scheme and I am of the opinion that it will be an attractive addition to this part of the village, enhancing the Green Infrastructure Network. It will incorporate areas of grassland that will be rotationally managed for biodiversity gain (natural/semi-natural) as well as areas of amenity greenspace and a children's play area.

We are also looking to provide seating within the POS, facing northwards to create a space with views of the Church spire. Furthermore, we will be enhancing the PROW network through 106 contributions, making the on-site POS more accessible to existing residents but also improving access to existing POS elsewhere in the village. The provision of a footway along Berry Hill Road will also achieve this aim.

Given the Council's latest evidence base points to the on-site POS provision being a benefit of weight in the decision making process, I would welcome a discussion with Judith regarding its composition to see if what we are proposing does respond as positively as it can to the identified shortfall.

Judith, I will be in the office all day today and tomorrow if you are free for a chat. Alternatively, I am happy to travel to your offices to discuss POS with you and Caroline.

Thanks,  
Matthew

**Matthew Symons BA MPlan MRTPI**  
Planning Manager



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**From:** Sharon Whiting <[Sharon.Whiting@Cherwell-DC.gov.uk](mailto:Sharon.Whiting@Cherwell-DC.gov.uk)>  
**Sent:** 06 November 2019 15:43  
**To:** Matthew Symons <[matthew.symons@hsland.co.uk](mailto:matthew.symons@hsland.co.uk)>

**Cc:** Judith Ward <[Judith.Ward@Cherwell-DC.gov.uk](mailto:Judith.Ward@Cherwell-DC.gov.uk)>; Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Subject:** FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Dear Matthew,

Just to confirm our earlier conversation, document LEI02 Open Space Update September 2011 is the most up to date published evidence base for assessment of green space. Work on updating assessments is on-going and it is hoped that we will be in a position to publish an updated open space and play areas study in the next couple of months or so.

Judith Ward (e-mail details below) is the relevant contact for open space/play space if you wish to discuss the details of your greenspace proposals in more detail.

Kind regards,

**Sharon Whiting**  
**Principal Planning Policy Officer**  
**Planning Policy, Conservation and Design**  
Place and Growth Directorate  
**Cherwell District Council**  
**Direct Dial** 01295 221848  
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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 05 November 2019 13:38  
**To:** Sharon Whiting <[Sharon.Whiting@Cherwell-DC.gov.uk](mailto:Sharon.Whiting@Cherwell-DC.gov.uk)>  
**Cc:** Yuen Wong <[Yuen.Wong@Cherwell-DC.gov.uk](mailto:Yuen.Wong@Cherwell-DC.gov.uk)>; Judith Ward <[Judith.Ward@Cherwell-DC.gov.uk](mailto:Judith.Ward@Cherwell-DC.gov.uk)>  
**Subject:** RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Sharon, yes, that will be good – his details are below.

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
Place and Growth Directorate  
Cherwell District Council  
Tel: 01295 221823  
Email: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)  
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**From:** Sharon Whiting <[Sharon.Whiting@Cherwell-DC.gov.uk](mailto:Sharon.Whiting@Cherwell-DC.gov.uk)>  
**Sent:** 05 November 2019 13:36  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Cc:** Yuen Wong <[Yuen.Wong@Cherwell-DC.gov.uk](mailto:Yuen.Wong@Cherwell-DC.gov.uk)>; Judith Ward <[Judith.Ward@Cherwell-DC.gov.uk](mailto:Judith.Ward@Cherwell-DC.gov.uk)>  
**Subject:** RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

It will be me Caroline. Do you want me to contact him direct?

**Sharon Whiting**  
**Principal Planning Policy Officer**  
**Planning Policy, Conservation and Design**  
Place and Growth Directorate  
**Cherwell District Council**  
**Direct Dial** 01295 221848  
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**From:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Sent:** 05 November 2019 11:41  
**To:** Judith Ward <[Judith.Ward@Cherwell-DC.gov.uk](mailto:Judith.Ward@Cherwell-DC.gov.uk)>; Yuen Wong <[Yuen.Wong@Cherwell-DC.gov.uk](mailto:Yuen.Wong@Cherwell-DC.gov.uk)>; Sharon Whiting <[Sharon.Whiting@Cherwell-DC.gov.uk](mailto:Sharon.Whiting@Cherwell-DC.gov.uk)>  
**Subject:** FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi All,

I have received the email below regarding the application site for 40 dwellings north of Berry Hill Road in Adderbury. There is a query regarding the Green Space deficit showing in the Council's evidence base for Adderbury and the Rural North and they would like to discuss this/ find out more. Who would be the best person to speak to?

Thanks  
Caroline

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