

Matthew Symons

From: Matthew Symons
Sent: 06 January 2020 16:52
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

Hi Caroline,

I've had a look through the 2019 AMR and appendices this afternoon.

Given your Report deadline is fast approaching, I thought it would be worth setting out points I consider to be of relevance to the application proposals as the 'Report of Assistant Director' confirms that "*upon approval, the information contained in the AMR will be used ... in decision making on planning applications*" (para. 2.4).

AMR 2019

Deliverable housing land supply

As you will know, the AMR states that the Council presently only has a 4.6 year supply for 2019-2024. The previous AMR expected a supply of 5.2 years for this period. The supply has fallen significantly from 5.4 years for 2017 – 2022. And that trend continues with the AMR 2019 stating that the supply reduces further to a 4.4 years for 2020 – 2025.

A 4.6 or 4.4 year supply would represent a serious and significant shortfall. The contribution that the site makes towards the provision of housing has subsequently gained further weight.

The 2019 AMR makes reference to the Written Ministerial Statement and this is a material consideration. You will recall that I referred to the potential for reduced weight to be applied to the WMS in my email of 09/10/2019. I appreciate that the Report on the AMR makes reference to two appeal decisions with regard the WMS, but 3200335 was issued in February 2019 and appeal 3188694 was issued in December 2018; this was in advance of the announcement regarding the slippage to the joint statutory spatial plan timetable.

Affordable Housing

The Planning Statement referred to a serious shortfall of affordable housing. The previous AMR confirmed that 1674 affordable homes had been provided between 2011/812 and 2017/18 against a requirement of 2849. The 2019 AMR states that 507 affordable homes were completed during 2018/19. There remains a serious shortfall.

Policy Villages 2

As you have previously told me, we will see how the LPA intends to deal with this policy when the Committee Report is published. It is of note that the AMR confirms that the 750 homes are yet to be delivered with only 271 completions as at March 2019. As we confirmed in our Planning Statement, the site off Berry Hill Road is deliverable and can make a valuable early contribution to the policy requirement without adversely impacting the wider Local Plan strategy.

Employment

In reading the AMR 2019, I noticed the reference to the Banbury Business Park (BBP) and I don't recall us discussing this previously. It is evidently a business park of some size, which is expected to grow as a result of the Local Plan allocation. The BBP is only 3km from the centre of the site. It is therefore easily accessible by cycle and this adds to the locational sustainability of the application site, as referred to in the Planning Statement.

To have two employment areas, BPP and Twyford Mill, within such close proximity of a site within the Rural Area, accessible by means other than the motor vehicle (walking/cycling), is an unusual occurrence which weighs in favour of the proposals.

Infrastructure Delivery Plan Update 2019

During the application process we have discussed the benefit of the on-site POS over-provision due to the existing deficiencies in the area. The IDP Update reconfirms these deficiencies. It refers to the requirement for 6.38ha of amenity open space in the Rural Area with priority in Adderbury, Bloxham and Bodicote, Cropredy and Sifford wards.

It also refers to the requirement for a football pitch off Milton Road and we have discussed the funding gap for this facility, which the application proposals can make a valuable contribution towards.

2019 Brownfield Land Register

During our discussions on the aforementioned funding gap, I highlighted the lack of developable sites in Adderbury which could contribute towards the Milton Road scheme. The BLR confirms that there are no BL sites within Adderbury, meaning the release of greenfield land is necessary in this regard.

The BLR also demonstrates that greenfield land will likely need to be released to respond to the locally widening gap in the ratio of house prices to earnings. This is particularly the case for Adderbury where there are no BL sites shown on the register and the recently developed sites have not had to provide a housing mix that complies with the Local Plan policy meaning there has been a lack of moderately sized homes.

I hope this summary of my thoughts on the 2019 AMR is helpful.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 06 January 2020 14:11
To: Caroline Ford <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
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 06 January 2020 14:10
To: Matthew Symons <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,

Not at the moment. I have drafted the report and it is with Senior Officers for checking. I haven't heard anything yet but will do over the next day or so I would have thought. I will let you know if anything comes up following their review.

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>
Sent: 06 January 2020 14:08
To: Caroline Ford <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.

Are there any other loose ends that you'd like to tie up before you finalise your report?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 06 January 2020 10:47
To: Matthew Symons <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

Thanks Matthew, I will put this onto the file and make sure my report refers to this.

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>
Sent: 06 January 2020 09:25
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

Morning Caroline,

How's this?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 03 January 2020 15:48
To: Caroline Ford <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,

Hope you had a good break.

Our architect is working on the PP for you and I'll get it to you asap. Is there anything else you need from me before the Report is published?

I have today seen the Agenda Pack Report for the draft AMR and note that the Council now does not have a 5-year supply of deliverable housing land. I will look at the draft AMR next week.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 23 December 2019 11:47
To: Matthew Symons <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,

I have been reviewing the parameter plan whilst writing my report and looking again at Consultation responses and realised that it doesn't include anything relating to the listed building and the potential views that are described as being achievable. I think it ought to include that because that would be an important parameter that we would wish to achieve if the application were approved and we were discussing reserved matters.

Please could you consider and let me know your thoughts?

I look forward to hearing from you but must stress this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 19 December 2019 15:13
To: Caroline Ford <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

Yes please

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 19 December 2019 15:10
To: Matthew Symons <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,

Yes, this was more along the lines of what I was thinking. Would you like me to accept this version of the plan?

I must stress this advice is, as ever, provided without prejudice to any formal decision the Local Planning Authority may make.

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 19 December 2019 14:59
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,

I've attached a revised PP. is this what you were looking for?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Matthew Symons
Sent: 17 December 2019 09:35
To: Caroline Ford <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

Yeah, that works for me, speak then. I'll be on the mobile.

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 17 December 2019 09:34
To: Matthew Symons <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

Thanks Matthew, I have planning committee tomorrow afternoon at 4pm so how about first thing on Thursday morning? Say 9:30am?

Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 17 December 2019 09:33
To: Caroline Ford <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,

Waiting until tomorrow is no problem, but I have a meeting at 11. It's in Wigan so will probably take up most of my morning. Would later in the afternoon be ok? Say, after 3?

Thanks

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 17 December 2019 09:26
To: Matthew Symons <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,

I have just looked at your email and there are a few things I need to look at before I speak to you – can you bear with me and I will call you tomorrow? Say around 11am?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 16 December 2019 12:47
To: Caroline Ford <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,

No problem. Yes, those times should be fine.

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 16 December 2019 12:08
To: Matthew Symons <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,

Yes, apologies I didn't come back to you last week – I am around to speak tomorrow between 9 and 10 and then 11 and 12 so can give you a call at some point if that works for you?

Hope you feel better soon!

Kind regards
Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 16 December 2019 10:21
To: Caroline Ford <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,

Thanks for this. I will discuss with our ecological consultant asap.

I was off sick Wed – Fri last week, so am playing catch up. I'm doing some work from home today so I don't spread germs around the office. I'm hoping to be back in tomorrow. Perhaps we could have a catch up then, when you're free?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 10 December 2019 17:25
To: Matthew Symons <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,

Apologies for the delay.

The Council's Executive have endorsed papers that were presented to them at their October meeting regarding guidance to be used around biodiversity net gain matters amongst others as well as their endorsement to seek a minimum of 10% biodiversity net gain through the planning process – this is the link to the Executive meeting papers and minutes: <http://svc-sql-modg-01:9070/ieListDocuments.aspx?Cid=115&Mid=3246> Where possible, we are seeking a meaningful net gain of a minimum of a 10% gain.

I will come back to you on your other email tomorrow or Friday (I am on election duty on Thursday).

Kind regards

Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 09 December 2019 11:46
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

Morning Caroline,

I picked the attached response up last week and am due to go through it with our ecological consultant today/tomorrow. In the meantime, would you be able to confirm the Council's position on the suggested 10% gain?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI

Planning Manager



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From: Matthew Symons

Sent: 05 December 2019 14:48

To: Caroline Ford <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

Yeah, no problem,

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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

Sent: 05 December 2019 14:47

To: Matthew Symons <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,

I am working on a committee report which is a priority at the moment. I will come back to you next week on this if that is ok.

Many thanks,
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>

Sent: 05 December 2019 14:45

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,

Sorry to chase, and I appreciate you'll be catching up on things after your holiday. Have you had a chance to look at the draft Parameters plan?

Also, would you be able to come back to me on the below email this week? I'm keen to get the LPAs views on this point.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons

Sent: 29 November 2019 12:47

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,

Following on from our below exchange, we have done some work to look at whether approvals in Adderbury have responded to the SHMA mix.

I have attached a word document which provides you with two tables. They are bit busy, but are relatively straightforward to follow.

As you will see, the approvals in Adderbury have not responded positively to the identified SHMA mix. There has been:

- An under provision of 1-bed units (market and affordable);
- An under provision of 2-bed market units;
- An over-provision of 2-bed affordable units;
- An under-provision of 2-bed units overall (market and affordable);
- A significant under provision of 3-bed market units;
- A significant under provision of 3-bed affordable units;
- A significant under provision of 3-bed units overall;
- A significant over-provision of 4-bed market units;
- An adequate provision of 4-bed affordable units;
- A significant over-provision of 4-bed units overall; and,
- A significant over-provision of 5-bed market units.

As such, the dwellings that have been approved in Adderbury to date have failed to adequately address 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 for sale.

For me, this demonstrates that further weight should be afforded to the benefit associated with the mix we are proposing.

We have not looked at the wider Category A villages as yet, but it would seem likely that the approved mix across all villages has not responded to the identified need.

I would welcome the LPAs thoughts on this matter. Perhaps we could have a chat when you are back? I am also happy to come to your offices to have a catch up meeting next month, in advance of your Report deadline, if that would help.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 08 November 2019 09:37
To: Caroline Ford <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,

I can confirm that we agree to the to the rental units being social rented units.

Yes, we can do a parameters plan, no problem with that. I'll ask our architects do one, it'll probably be next week now but I'll ask for it to be done asap.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 07 November 2019 16:40
To: Matthew Symons <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,

Thank you for this. I will come back to you on this separately.

Can I ask – are you prepared to agree to the delivery of the rental units as part of the affordable housing provision to be social rented units?

Also, just thinking about the plans we have available – would you be prepared to prepare a parameter plan to show where the land uses are proposed (i.e. residential development in the south of the site and open space to the north as indicated), to enable control over the type of development proposed? This request is of course made without prejudice to 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
Place and Growth Directorate
Cherwell District Council
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From: Matthew Symons <matthew.symons@hsland.co.uk>
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
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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>

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>
Sent: 05 November 2019 15:25
To: Matthew Symons <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
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 12:06
To: Caroline Ford <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:49

To: Matthew Symons <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
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 11:06

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,

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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 05 November 2019 10:53

To: Caroline Ford <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

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

Sent: 04 November 2019 16:38

To: Matthew Symons <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
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <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
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 10:12
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <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
Place and Growth Directorate
Cherwell District Council
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <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

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <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



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <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
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 25 October 2019 16:51
To: Matthew Symons <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
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>

Sent: 24 October 2019 15:38

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

Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <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 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



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