

From:

Sent: 06 January 2020 18:06

To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>

Subject: 19/02691/F

Dear Mr Neville,

I am writing to object to the planning application for 3 dwellings on land east of The Leys, Adderbury on the following grounds:

1) The development site is located outside the Adderbury settlement boundary as defined by policy AD1 of the Adderbury Neighbourhood Plan and specifically point 5.12 states "In some places, there are dwellings on the edge of the village with long gardens extending into the countryside beyond. As the sub-division and development of such rear garden land is not considered an acceptable form of infill development in principle, they have been excluded from the boundary".

2) The Cherwell Local Plan recognises that Adderbury is a village that can accommodate a limited amount of new growth. This growth is to be accommodated within the built up limits of the Village. This site is not within the built up limits, albeit adjacent to it. As the council is currently able to demonstrate a 5 year housing land supply, the proposal would be contrary to the development strategy for the village and the area. Consequently, the proposal would not represent a sustainable pattern of development and it would conflict with Policy Villages 1 of the CLP and Policy H18 of the Local Plan.

3) The development would adversely impact the rural nature of the area and is contrary to Policy AD2 Green Infrastructure of the Adderbury Neighbourhood Plan. The adjoining railway embankment is a designated Local Open Space under Policy AD4.

4) The proposed site and the adjoining land provide a valuable habitat and corridor for wildlife, which is vastly under estimated in the Environmental Survey commissioned by the developer. There are a diverse variety of wildlife species in the vicinity including: Badgers, Barn Owls, Foxes, Grass Snakes, Hedgehogs, Muntjac Deer, Roe Deer, Bats, Tawny Owls, Jays, Green Woodpecker, Great Spotted Woodpecker, Mallard Ducks, Moorhens, Pheasants, Herons, Squirrels, Newts, Frogs, toads, Bullfinches, Chaffinches, Greenfinches, Blackbirds, Thrush, Kingfisher, Blue Tits, Great Tits, Coal Tits, Long Tail Tits, Tree Creeper, Nuthatch, Sparrowhawk and Grey Wagtails.

5) The site is approximately 0.83 hectares in size. Policy BSC2 of the Cherwell Local Plan Part 1 seeks to make efficient use of land and states new housing should have a density of at least 30 dwellings

per hectare. The low density of the site significantly limits the social and economic benefits of the development , by only providing 3 dwellings. This also adds to the environmental concerns relating to the development as it does not make efficient use of land. Given the access constraints of the site a density of 30 dwellings per hectare would be inappropriate and raises questions on the suitability of the site for development.

6) Access to the Leys is via a single track road and the surrounding roads are also very restricted. There are no footpaths or passing spaces on the Leys. When vehicles meet it can result in them having to reverse into blind areas due to the curvature of the lane. This road is popular with walkers and at times it is necessary for them to climb a bank to allow vehicles to pass. On a practical note if the development were granted the impact of the large construction vehicles on the existing residents is likely to be significant which is contrary to point 6.4 in the Planning Statement November 2019 prepared by Framptons which glibly states that "The proposed development will have no impact on the amenity of occupiers of neighbouring properties".

In view of the foregoing I urge you to reject the current proposal.

Yours sincerely,

G.M. Westwood

Pennfields, The Leys, West Adderbury

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