

Comment for planning application 19/02691/F

Application Number	19/02691/F
Location	Land East Of The Leys Adderbury
Proposal	Erection of 3 dwellings - (revised scheme of 19/00619/F)
Case Officer	Bob Neville
Organisation	
Name	colin scott
Address	Huron House,The Leys,Adderbury,Banbury,OX17 3ES
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this development for the following reasons: 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 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. 3) 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. 4) 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. 5) 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. 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 incorrectly states that "The proposed development will have no impact on the amenity of occupiers of neighbouring properties". 7) Flooding appears to have been largely discounted by the Site Appraisals and the fact that when Sor Brook floods it 'back flows' through drainage channels into the area of the proposed Plot 3 This Application is almost the same as the previous one and must also be rejected.</p>
Received Date	12/01/2020 15:44:57
Attachments	