

Planning & Development
Cherwell District Council
Bodicote house
Bodicote
Banbury
OX15 4AA

West Bank
Horn Hill Rd
Adderbury
Banbury
OX17 3EU

16th January 2019

Dear Sirs

Planning Application 19/02796/FULL OSParcels 3309 and 4319 Adjoining and North of Milton Rd

We confirm our objection based on the following issues: -

- Principle of development
- Design, and impact on the character of the immediate area including the Conservation Area.
- Landscape impacts
- Residential amenity.
- Protected species.

We remind Councillors of the Forward to the adopted Local Plan 2011-2031 and the statement by Councillor Barry Wood

“This is the Local Plan for Cherwell District. A plan with a clear purpose. This is a plan which looks to the future and sets out our proposals to support the local economy and our communities over the next few decades. This is also an exciting and ambitious plan to help maintain our high standard of living whilst at the same time promoting Cherwell District as a place to work and live. It is a plan with ambition and aspiration. From helping local companies to expand, supporting new education and jobs investment ,and pursuing high technology innovation and investment; to creating dynamic town centres, promoting tourism and seeking improved connections on rail and road. It is a plan born in recession, but which makes provision for a successful prosperous future. It is a plan that also seeks to provide opportunities in those few areas of social disadvantage that exist in the District; one that sets out to improve the quality of life for all. It is a plan which seeks to ensure that growth is targeted in the most sustainable locations. Our strategy is to focus housing growth on Bicester and Banbury ,to maximise the investment opportunities in our towns ,and to ensure that the level of development at our villages respects the character and beauty of our rural areas while meeting local needs. This is a plan which recognises the need for limits to housing growth while enabling growth in locations where integration with existing communities is possible. We will ensure that what we approve for development, whether commercial premises or housing, is of the highest design and building standards. This is a plan which demonstrates a respect for

the past and which seeks to preserve and enhance what makes Cherwell District special; our dynamic market towns, the 60 Conservation Areas, our beautiful villages and wonderful landscape. This is a balanced plan, a plan which provides a firm foundation for our future prosperity.

Councillor Barry Wood

Leader of the Council”

Unfortunately, this is not a perception of a vision that a large number of residents of West Adderbury actually feel has been achieved.

The issues set out above and set out in the addendum attached. Some of the issues pose a conundrum in that the Residential Amenities issue which have been drawn to your attention by Residents adjacent and, Ball- Colgrave.

Quite clearly noise is overcome by increasing the distance between source and receptors and the introduction of suitable barriers but this site is such that to meet the residents Residential Amenities requirements this can only be achieved at the expense of Ball Colgrave.

The answer may be to use the land for community facilities that do not present the same problems.

Highway Safety has been highlighted in the West Adderbury Residents Association response and it is surprising that Oxfordshire County Council’s contribution continues to show a non-proactive tone other than maintaining the mantra of use of public transport ,walking and cycling.

The applicant Adderbury Parish Council has included information on traffic Flows and more importantly on excessive speeding.

There is no sense that Oxfordshire County Council have considered and put forward positive proposals to slow down traffic on the very roads that serve this site ie Milton Rd ,Berry Hill Rd, Horn Hill Rd, Crosshill Rd, and New Rd all of which have massive speed issues of which Oxfordshire County Council are aware but fail to take any action on until there is a record of fatalities. They failed to look at alternative funding mechanisms.

Whilst Cherwell District Council have not enacted their consultation on CIL the Government has lifted the cap on pooling section 106 contribution in a document published by the Department of Communities and Local Government under the title of “Reforming Developer Contributions December 2018”

There is also a facility to change the use of existing Section 106 contributions provided it is within policy.

The Local Government and Rating Act 1997 section 30 allows for a contribution to be made by a Parish Council towards the expense incurred by a Highways Authority in constructing, removing or maintaining:-

- a. Traffic calming works or

- b. Other works (including signs and lighting) required in connection with traffic calming works. If in the opinion of the council, the expenditure is or will be of benefit to their area.

Copies of this letter of objection are also being sent to Oxfordshire County Council urging them to show a more pro active stance on the issue of Highway Safety.

We draw to your attention the comments of West Adderbury Residents association on Planning application 19/01047/OUT and relocation of Banbury United Football Club which impinges on this particular application.

The only sensible way forward for ensuring Highway Safety is to provide physical traffic calming measures that do not rely on: -

- Volunteers to carry out speed recording tasks because their pattern of endeavour melts over time.
- Local Police enforcement which because of budget constraints lacks resources and as a consequence not their priority.

We therefore support all the objections put forward by West Adderbury Parish Council and attach a copy as an addendum to this letter,

We trust that you will reject this most unsuitable development application, or find positive solutions and mitigations to all its major deficiencies.

Yours sincerely

Ann and Colin Astley

Enc: - Addendum attachment covering issues as detailed by West Adderbury Residents Association in their objections to Planning Application 19/02796/FULL.