

**Adderbury Parish Council objects to application 21/00343/F on land east of The Leys, Adderbury for the erection of 2 No dwellings on land east of The Leys, Adderbury on the following grounds:**

The application is contrary to the following policies in the Adderbury Neighbourhood Plan:

AD1 - Adderbury Settlement Boundary – The development is outside of the settlement boundary and the Parish Council will not support developments outside the Adderbury Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character. Paragraph 5.1 of AD1 states “the policy operates alongside LP1 Policy ESD 13 ...to ensure they are compatible with the objective of that policy of protecting and enhancing the local landscape and to restricting development to that for which a countryside location is essential [such as] reuse of redundant farm buildings in the rural area”.

The Parish Council does not think this development complies with any of this description.

Paragraph 5.12 of Policy AD1 deals with this sort of proposed development and states “..the sub-division and development of such rear garden land is not considered an acceptable form of infill development”.

AD2 – Green Infrastructure – The proposed development lies immediately adjacent to part of the defined Network and does not demonstrate how it maintains or enhances its integrity and green infrastructure value, by way of the landscape schemes, layouts, access and or through equivalent alternative provision nearby. Also the existing garden itself makes a large contribution to the Green Infrastructure Network as it has a wide bio-diversity, including mature and diverse vegetation and veteran trees such as oaks. The Parish Council does not believe the application has sufficiently considered this contribution.

AD9 - Managing Design in the Conservation Area: The Streets – The development does not have full regard to the following design principles:

- i. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;
- ii. The facing or cladding materials include the use of squared and ashlar ironstone or coursed (rubble) ironstone
- iii. Roofing materials include slate, tile or thatched roofs;
- iv. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and
- v. Proposals retain or re-provide as necessary stone walls or where possible natural verges to the highway to match the existing arrangement.

In addition the Parish Council is concerned that access to the proposed development is not compliant with Highways standards. Tanners Lane and The Leys are narrow village roads unsuited to increased traffic.

Also the immediate access for these two proposed dwellings is from a 'concrete service road' which is narrow and partially used as a public footpath with no clear division for walkers. This is unsuitable for general vehicle traffic and there is no right of access for vehicles along this track which, despite the redline boundary on the applicant's plans, is not in the applicant's ownership. The Parish Council believes it owns this access track and has documentation to support this.

The Parish Council also has concerns with regard to the public FP across the area of the application, as well as that along the concrete track and the FP access way into the Lucy Plackett Playing Field from the track. These are all well used amenities in the Parish and should be protected, were any permission granted.

Although the Parish Council objects to this application, if Cherwell District Council is minded to approve this application, the Parish Council would like to see some community benefit as part of Section 106 agreement, towards the proposed nature reserve on the Parish Council owned land adjacent to the site, which forms part of the Green Infrastructure Network and also for the upkeep and repair of the railway parapet.