

Comment for planning application 21/00343/F

Application Number	21/00343/F
Location	Land East Of The Leys Adderbury
Proposal	Erection of 2 dwellings
Case Officer	Bob Neville
Organisation Name	Mr C May and Mrs J May
Address	Church View Cottage, Tanners Lane, Adderbury, Banbury, OX17 3ER
Type of Comment	Objection
Type	neighbour

Comments

We would like to object to the proposed development of the land at the back of the Leys and submit our reasons below. 1. Traffic dangers. The past two years have seen various developments in the area that have meant a massive increase in traffic through Tanners Lane, destroying the grass verges, breaking water services access points, and causing total congestion with contractors parking their vehicles. On occasions the refuse collection lorries have been unable to even turn into the road to collect. Satnavs incorrectly direct lorries (even the sewage lorries) and take them up Tanners Lane from Round Close Road, where it is impossible for them to turn left into the Leys, causing them to back all the way down the road. They usually damage the grass verges, especially on the bend where Tanners Lane meets the Leys, and at the bottom of Tanners Lane where it joins Round Close Road. (See photographs of damage to verges and services points in Tanners Lane). Vehicles frequently erroneously approach The Leys from Round Close Road and Tanners Lane, only to get stuck trying to negotiate the 90 degree blind bend into The Leys. This causes them to attempt to reverse putting pedestrians and property at risk. The houses and flats that do not have off road parking for their vehicles have lorries squeezing past their cars and, as many people now work from home, their cars are there all day. Consequently it would be utter chaos if the multitude of trades needed to build the three houses tried to park in Tanners Lane as well. Adderbury is a village that the majority of the residents like to walk around, and there is a general lack of pavements and street lighting, as is usual in such areas. This means there are frequently walkers in the roadways, parents walking their children up to the school, people walking dogs, children on bikes and scooters, and disabled people in wheelchairs or on mobility scooters. With more people living in the area the village has become a rat run for vehicles, many driving too fast for the roads. The corner in Tanners Lane is a blind 90 degree turn and people race down the hill without care for anyone in the road. Delivery vehicles, on tight time schedules, dash around the road, and already find it difficult to stop in Tanners Lane. This can only be made worse by adding more vehicles to the area and prompting the regular visits of delivery vehicles. It would only be a matter of time before someone is injured or killed. With the quieter electric cars, that are likely to become the norm in future, there will be an increasing danger on narrow roads and roads with poor visibility. There are two 90 degree bends in the approach leading from The Leys to the proposed development and four 90 degree bends if vehicles approach from the Round Close Road end of Tanners Lane. Tanners Lane and The Leys have seen a very large increase in foot traffic since the developments on the Milton Road as they are a convenient and direct route to the Lucy Plackett playing field, the Youth Centre, the Football club and the shops and pubs in the village. Walkers either access the playing fields from the concrete track in The Leys or by walking down Tanners Lane, which has pavements on less than 25% of road. There is no alternative for people but to walk in the road for the vast majority of the route, even if they tried to approach from Round Close Road. The roads are therefore totally unsuitable for increases in vehicular traffic. 2. Effect on Adderbury wildlife. With the ever increasing development of the green spaces in Adderbury there is a massive impact on the local wildlife, which after all, are a feature of living in a village not a town. The whole area between the Leys and the Lucy Plackett playing field is home to a very large proportion of the wildlife in the village, ranging from a diversity of birds to mammals and invertebrates. We regularly have bats come from that area into our garden in the summer to feed on insects, the squirrels regularly raid our feeders, and we have a wider diversity of birds visiting than are seen at a local nature reserve. Owls can be heard in the trees over there every night. To destroy this whole ecosystem would be a disaster for the balance of people and nature in what should remain a village, and not a town. Apart from the obvious significant impact of building in an area that regularly floods, causing the sewers to block around here, there is the big issue of light pollution in the village. Adding more housing in

the centre of the village can only further impact the wildlife, as night becomes day in hitherto dark areas. One of the attractive features of living in the village is the reduced light pollution, but the indiscriminate use of inappropriate and badly sited security lighting is having a serious impact on wildlife and residents sleep at night. The area at the back of The Leys is a haven for wildlife and all that would be seriously impacted by additional housing and traffic. 3. Air quality. With the increasing population of the village, and the associated additional traffic, it can only make the air quality worse for the residents. One of the attractions of moving from a town to a village is cleaner air, but this whole area is deteriorating fast, which will impact the health and wellbeing of everyone around here. 3. Additional strain on services, e.g. drainage and electricity supply. The electricity supply to this area is particularly prone to power outages and any additional demand will make matters worse. This can be a major problem with the many home workers in the area. The oncoming electrification of cars will also put massive strain on an already unstable network. Flooding in the Lucy Plackett playing field area has become an increasing problem in recent years and more building on land close to it can only make the situation worse. 4. Infill precedent. If it this planning application were to be approved it could be a dangerous precedent for infilling in the conservation area and open the floodgates for similar developments. Even though the number of houses for the site have been reduced from 3 to 2 even one development would start a precedent for inaccessible areas in Adderbury and other villages. There is no point in having a local plan if it is just ignored and development is allowed to destroy the very nature of a village, and the attraction of living there.

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Attachments

The following files have been uploaded:

- Corner of Tanners Lane and Round Close Road.pdf
- Damage to water access point Tanners Lane.pdf
- Vehicular damage to verges and drains top of Tanners Lane.pdf