

## Rachel Tibbetts

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**From:** GRAHAM WESTWOOD [REDACTED]  
**Sent:** 02 March 2021 20:02  
**To:** Planning  
**Subject:** 21/00343/F

Dear Mr Neville,

I am writing to object to the planning application for 2 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 underestimated 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) 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. Since the first lockdown in March 2020 the number of walkers using The Leys to access the footpath at the southern end has increased dramatically. 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. It should also be noted that the southern end of The Leys, from the junction with Adderbury footpath 5, is privately owned and no access or turning facilities would be permitted to construction traffic.

6) The electricity supply to The Leys is unreliable and properties are subject to frequent power cuts, which suggests that the current infrastructure is at or above capacity.

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

Yours sincerely,

G.M. Westwood

Pennfields, The Leys, West Adderbury