



Cherwell District CPRE Oxfordshire
38 Lapsley Drive
Banbury
Oxfordshire
OX16 1EW

01295 272606

andrewmccallum@waitrose.com
www.cpreoxon.org.uk

11th March 2021

Planning Department (Attention: Bob Neville)
Cherwell District Council
BANBURY
OX15 4AA

Dear Mr Neville,

PLANNING APPLICATION - 21/00343/F - Erection of 2 No dwellings on land east of The Leys,

Adderbury

The Oxfordshire Branch of the Campaign to Protect Rural England (CPRE) promotes the beauty, tranquility and diversity of rural Oxfordshire by encouraging the sustainable use of land and other natural resources in town and country.

We wish to object to the above application on the following grounds which are unchanged from the previous application for 3 houses:

The site is outside the Residential Settlement Boundary as specified in the Adderbury Neighbourhood Plan (ANP). Both the ANP and the Local Plan state clearly that such a scheme should not be supported. This proposed development is within the Adderbury Conservation Area and it would not be compliant with the ANP Policy AD9: Managing Design in the Conservation Area. It would conflict with Policy Villages 1 of the CLP and Policy H18 of the Local Plan.

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.

The site is a very tranquil area within the village and contains varied habitats which make a contribution to surrounding ecological networks, namely the disused and wooded railway, the floodplain of the Sor Brook, the recreation ground and open farmland. Development of the site would interrupt this wildlife corridor by breaking up the large area of green infrastructure in the middle of the village. We also object

that 16 trees are planned to be removed. Policy ESD 10 para B.236 emphasises that such areas are of importance to both urban and rural areas. In addition, ESD 13 protects areas that have a high level of tranquility.

Finally the proposed houses are very substantial and their mass would be quite obtrusive locally and they do nothing to address the need for affordable, sustainable housing to provide for the local community.

Yours sincerely,

A McCallum

Secretary,
Cherwell District, CPRE Oxfordshire