

Planning Application No: 21/03759/F

Prior to raising our objections to this planning application, we wish to raise a formal complaint at the way in which Cherwell District Council has publicised this application. 40% of the properties in The Leys, adjoining the proposed site, were not included in the neighbour list and have not received notification letters. Furthermore, a site notice has not been displayed, even though a public footpath is to be rerouted as part of the development. This appears to be a flagrant attempt to reduce the number of objections raised.

We wish to object to the above application on the following grounds:

1) Biodiversity

The proposed site and the adjoining land provide a valuable habitat and corridor for wildlife, which is vastly under estimated in the Environmental Survey commissioned by the developer. There are a diverse variety of wildlife species in the vicinity. These include several rarer species, namely: Barn Owls, Bullfinches, Tree Creepers, Grey Wagtails, Toads, Grass Snakes, Bats, Hedgehogs and Mallard Ducks. Additionally the following species inhabit or are regular visitors to the area: Badgers, Foxes, Muntjac Deer, Roe Deer, Tawny Owls, Jays, Green Woodpeckers, Great Spotted Woodpeckers, Moorhens, Pheasants, Herons, Squirrels, Newts, Frogs, Chaffinches, Greenfinches, Blackbirds, Thrush, Kingfisher, Blue Tits, Great Tits, Coal Tits, Long Tail Tits, Nuthatch, Red Kite, Buzzard and Sparrow Hawks.

It is difficult to see how 2 large houses on this site will lead to an improvement in the biodiversity of the area. It would seem to be contrary to the Environmental Act 2021 and our government's commitments at COP26 to promote wildlife habitat

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 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 this site would interrupt this wildlife corridor by breaking up the large area of green infrastructure in the middle of the village.

It should be noted that the wildlife surveys were conducted over 3.5 years ago and may not be current.

2) Outside Adderbury Settlement Boundary

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".

The proposed development does not follow any of the existing building lines within The Leys. It is therefore completely out of character with the surrounding rural area sandwiched between the disused railway embankment, to the north and grazing land, to the south.

3) Bin Collection

The bin lorries will not go down the concrete drive, they will not venture on to private land and therefore the elaborate bin store is pointless. The bungalow known as Conifers has to put its' bins where the concrete drive meets The Leys but they have a small strip of land to facilitate this. There is no space for extra bins in this area in front of a very pretty listed thatched cottage and on a narrow access road without causing obstruction.

4) Traffic

The Leys is a single track road which is approached from Tanners Lane. The latter is congested with on street parking and there are no pavements for pedestrians on either road. However, this area remains popular and is well used by dog walkers and families with small children, walking to The Lucy Plackett playing field, as well as walkers accessing other country footpaths and residences. Currently pedestrians in a section of The Leys have to climb a bank to allow vehicles to pass. The large vehicles that will be required in the construction process will have difficulty in accessing the site without causing damage to verges and neighbouring properties. There will be considerable disruption and disturbance for the residents of The Leys during the construction process. This is contrary to the European Human Rights Act Article 1 of Protocol No.1 which states: "Every natural or legal person is entitled to peaceful enjoyment of his possessions".

On a practical note, if the development were granted, it should 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 will be available to construction traffic.

5) Services

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