

Gareth Stapleton

The Old White Hart
Tanners lane
West Adderbury
Oxon
OX17 3ET

6th December 2021

Dear Sir

Ref: Planning Application (Ref: '21/03759/F') for two x 5 bedroomed detached dwellings within the extended garden of The Leys House, The Leys, Adderbury, OX17 3ES

There is insufficient difference between this application and the previous three that were withdrawn.

They have amended the 3rd application with extensive details of generic traffic surveys and access. Their research shows that evidently 2 x large 5-bed houses will produce just one traffic move-ment *in total* at a peak time of the day – which is implausible. These surveys were conducted between 2012 and 2017, so given the increase in traffic since then from online shopping deliveries, they really seem irrelevant as a major argument

The second key amendment is how they plan to overcome the tight access issue. Apparently, this will be achieved by widening the road by a full *half a metre* in places - about 18 inches! – does this really solve the problem?

I understand that the status of the ownership of the concrete access road is still being disputed by the Parish Council

1. Of primary consideration is that this land is outside of the agreed Residential Settlement Boundary as agreed in the Adderbury Neighbourhood Plan (ANP) Both the ANP and the Local Plan state that such a scheme ought not be supported.
2. The bottom part of the plot is in the flood plain
3. Access, for say a 40% increase in ongoing traffic - although they claim hardly any! - would be down the narrow and congested Tanners Lane, which regularly requires traffic to back up to allow passage past residents' vehicles. This then flows into The Leys, which is a single track lane with no path and only 290cm wide, and left onto a concrete road with no passing or turning space all the way down to the Sor Brook. Emergency vehicles might struggle to get access – the proposal is to now solve this issue by widening the access by half a metre!

The lane is regularly used by walkers with children & dogs accessing the public footpath and the Lucy Plackett playing field

There is a sewage works at the very end of this concrete road which is occasionally accessed (with difficulty) by sewage and ancillary vehicles

4. Access to Construction traffic. Neither Tanners Lane nor The Leys could handle the heavy vehicles required. In recent years sewage traffic has caused damage to verges, doorsteps, and most notably to underground drainage systems. The cottage called 1 The Leys could suffer actual or vibration damage in that it is only 40cm from the road which at this point is only 290cm wide (with no path)

5. Public Footpath diversion – this has been well covered in objections from the footpath people

6. Local open spaces – the proposed development lies next to the former railway embankment, which is a haven for wildlife. The concrete road is also part public footpath The ANP AD 4 states:

To be supported development proposals on land within any of the Local Open Spaces must demonstrate that, unless it can be clearly shown that the land is surplus to requirements as Local Open Space, that any loss of active or passive recreational provision in a no less convenient location for users

7. Green infrastructure – the ANP states:

The ANP AD2 defines the Adderbury Green Infrastructure Network around and within the village, as shown on the Policies Map.

The Network comprises a variety of green infrastructure assets, including informal open space and Local Green Spaces, allotments, playing fields, assets of biodiversity value and children’s play areas, footpaths, bridleways and cycleways.

Development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they maintain or enhance its integrity and green infrastructure value, by way of their landscape schemes, layouts, access and or through equivalent alternative provision nearby.

8. This proposed development is within the Adderbury Conservation Area

It would not comply with the ANP Policy AD9: Managing Design in the Conservation Area, especially in regard to local stone rather than brick, and making good all walls and other disrupted areas

Yours Faithfully

Gareth Stapleton

Architect

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