

Comment for planning application 21/03759/F

Application Number	21/03759/F
Location	Land East Of The Leys Adderbury
Proposal	Erection of 2 dwellings
Case Officer	Wayne Campbell
Organisation Name	Kevin Underwood
Address	Langley, Berry Hill Road, Adderbury, Banbury, OX17 3HF
Type of Comment	Objection
Type	neighbour
Comments	<p>This objection relates to the planning application 21/03759/F for two five bedroom detached houses within the gardens of The Leys House, The Leys Adderbury, OX17 3ES. The objections that have been raised recently on the previous applications for houses on this site (which resulted in all of those being withdrawn) have not been addressed by this application. there are extensive surveys of a generic nature related to expected traffic movements that will occur as a result of these two additional five bedroom houses. These surveys conclude that the increase in traffic would be just one movement per day which is frankly unbelievable. The minimum condition has been considered whereas a more realistic view would have to take in to account the fact that many households have goods and services delivered to them in large vans to avoid the need to shop where Coronavirus is a real threat to peoples health. In addition, if two or three people living at the properties go out to work each day which is quite possible then there could quite conceivably be several traffic movements to and from each of these large houses every day. The result would most certainly be chaos with large vehicles trying to pass each other in inadequate and constrained access and egress conditions. The ownership of the concrete access road to the new properties is still in dispute with the Parish Council and this matter was discussed at the last Parish Council meeting on 30th November 2021. The Parish Council are clear that the road is owned by them and it cannot therefore be used as a primary access to two new houses. I note that it is proposed that the severe restricted access problem is addressed by widening the road by just 500mm. Apart from being questionable whether 500mm of additional width would be adequate to resolve the tight access issue , simply adding a concrete strip to the road will not work from an engineering point of view and frost would get in to the joint and cause the added strip to fail. Expesive shear keys and waterbars would have to be included within the construction or failure of the narrow strip will be an ongoing source of nuisance making the access issues impossible to deal with. Of primary consideration of allowing this development to proceed is that it is on land that is outside of the agreed Residential Settlement Boundary as set out in the Adderbury Neighbourhood Plan (ANP). This policy and Plan has to be taken into account until 2030 as does the local plan and both documents advise that such schemes ought not be supported. There is already a problem existing where large service vehicles have to get down the 2.9M wide access road to get to the Sor Brook or Sewage works at the end of the road. Local residents have to move their vehicles to allow such access and this problem will be exacerbated should this development be allowed to proceed. The proposed development is within a garden rather than scubland as described in this application. It provides green space which is a haven for wildlife and used by walkers and children as a valuable access to the Lucy Plackett playing fields. The health and safety of the public using this alternative access would most certainly be compromised. 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, then the loss of such land must be replaced with alternative space and this scheme makes no such provision. This is again as set out and clearly stated in ANP AD4. The scheme also does not comply with ANP poicly AD9 which requires the the design is managed such that local materials and stone are used rather than brick in order to maintain the look and fabric of disrupted and changed development.</p>
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Attachments	