

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	Jules Clatworthy
Address	Westleigh, Tanners Lane, Adderbury, Banbury, OX17 3ER
Type of Comment	Objection
Type	neighbour

Comments

Ref: Planning Application (Ref: '21/03759/F'.) for two x 5 bed roomed detached dwellings within the extended garden of The Leys House, The Leys, Adderbury, OX17 3ES . As a community we would welcome the decision to protect this woodland on a long-term basis and to cease allowing the re-submission of development. Fundamentally this beautiful open woodland needs to be preserved. The housing proposed and continuing to be, is not affordable, would destroy an established woodland and key part of West Adderbury which is valued and used by us/ others on a daily basis. The wider town of Banbury has a range of developments which can be supported by the local infrastructure and are not comparable to those proposed. Firstly, research shows that evidently 2 x large 5-bed houses will produce just one traffic movement in total at a peak time of the day - which is really implausible. These surveys were conducted between 2012 and 2017, given this outdated data one must view this as irrelevant and incorrect. Lifestyle demands have changed and with it vehicle use of proposed residents and deliveries in line with modern convenience which the pathway could not accommodate. A key concern 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 where we reside in 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 struggle to get access currently and this would not support any improvement - the proposal is to now solve this issue by widening the access by half a metre! We regularly use the lane for our dog walks, children's nurture hunts along with other regular 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, we have spotted Deer, Pheasants and to name a few, thus their habitats would be destroyed. 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: M a n a g i n g Design in the Conservation Area, especially in regard to local stone rather than brick, and making good all walls and other disrupted areas There are no rational reasons for these

dwellings and we would support this Woodland as being protected in the future with any further applications ceasing under a 'Preservation order' of some description.

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Attachments