

**From:** Kevin Underwood  
**Sent:** 13 April 2022 12:05  
**To:** Planning  
**Cc:** [info@hayfieldhomes.co.uk](mailto:info@hayfieldhomes.co.uk); Caroline Ford ; info <[info@hsland.co.uk](mailto:info@hsland.co.uk)>  
**Subject:** RE: Planning notification for application reference: 22/00959/REM

Dear Sir/Madam,

I attach a copy of correspondence that I had with CDC Planning Department (Caroline Ford) and Hollins Strategic Land Ltd last November and December regarding the proposed development for 40 new houses on Berry Hill Road, Adderbury. I have heard nothing from the new Development Partners Hayfield Homes Construction Ltd before they have made this latest detailed application (22/00959/REM) so either the attached correspondence was not forwarded to them by Hollins Strategic Land as promised or they have just ignored the proposal put forward by the existing residents of Berry Hill Road and West Adderbury Residents Association.

In either event I wish to strongly register our objection to the development as it is currently proposed on the grounds that are detailed within the attached correspondence.

I would welcome some positive dialogue with Hayfield Homes and Cherwell District Council regarding this application and therefore look forward to hearing from you.

Regards,

Kevin Underwood.  
Chairman West Adderbury Residents Association.

**From:** Caroline Ford  
**Sent:** 20 December 2021 10:15  
**To:** Kevin Underwood  
**Subject:** RE: Planning Appeal - 40 new houses on Berry Hill Road. (Ref 21/00004/REF)

Good Morning,

Thank you for your email.

At the moment the Council have not received any formal applications for reserved matters for this site and I am not sure at this stage if it will be a matter that I will continue to be the Case Officer for given other work commitments; it will depend upon when this is likely to progress. Prior to formal applications being submitted, it would be worth you engaging with the Developer side (if possible) to highlight your thoughts and seek to input into the scheme as it progresses and it will then be for them to seek to progress informal discussions with CDC if they wish to do so prior to a formal application being made through the Council's pre-application service.

I will put this email onto the outline planning file for future reference.

I trust this is helpful at this stage.

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
Environment and Place Directorate  
Cherwell District Council

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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

**Coronavirus (COVID-19):** The Planning and Development services have been set up to work remotely. Customers are asked to contact the planning team via [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) or to use the Council's customer contact form at [Contact Us](#). For the latest information on Planning and Development please visit [www.cherwell-dc.gov.uk](https://www.cherwell-dc.gov.uk).

**From:** Kevin Underwood  
**Sent:** 18 December 2021 11:55  
**To:** Caroline Ford  
**Subject:** FW: Planning Appeal - 40 new houses on Berry Hill Road. (Ref 21/00004/REF)

Dear Ms Ford,

I am writing to you as Planning Officer responsible for the development of 40 houses to the north of Berry Hill Road Adderbury – Ref 21/00004/REF.

I am representing the existing Residents of Berry Hill Road and voicing our concerns about this development which will directly impact us as the neighbours of this new residential estate.

I have forwarded below the email trail that we have commenced with the developers Hollins Strategic Land and attached our proposal that we sent to Hollins on 27<sup>th</sup> Nov 2021 to move the ecological buffer and planting area to the other side of the development such that it also provides a buffer and screen between the existing Ribbon Style development that already exists on Berry Hill Road and the New Estate Style development that is proposed. The areas for residential development and planting remain exactly as originally proposed. This arrangement would be acceptable to the residents of Berry hill Road should it be adopted.

You will see from the correspondence that the developers are very happy to engage with us on the Reserved Matters and we do wish to also engage with Cherwell District Council in the ongoing planning process.

I look forward to hearing from you with any comments or advice that you may have regarding our proposal that we are fully engaged in the ongoing process.

With Kind Regards

Kevin Underwood.

**From:** Kevin Underwood  
**Sent:** 18 December 2021 11:12  
**To:** info <[info@hsland.co.uk](mailto:info@hsland.co.uk)>  
**Subject:** RE: Planning Appeal - 40 new houses on Berry Hill Road.

Dear Sir/Madam

Thank you for your response to my email of 27<sup>th</sup> Nov 2021.

I look forward to hearing from you or your Development Partner when you select them to progress Reserved Matters. I do confirm that the existing residents on Berry Hill Road very much wish to engage in the planning process going forward for this development that will directly impact them.

With Kind Regards

Kevin Underwood.

**From:** info <[info@hsland.co.uk](mailto:info@hsland.co.uk)>  
**Sent:** 16 December 2021 12:37  
**To:** Kevin Underwood  
**Subject:** RE: Planning Appeal - 40 new houses on Berry Hill Road.

Dear Mr Underwood

Thank you for your correspondence which is hereby acknowledged and passed to the project team. The Outline Planning consent (which is now established) is governed by a Parameter Plan (which is the Plan referred to in your correspondence). The Parameter Plan is a condition of the established planning consent, and, by law, development must be in accordance with that Plan. Therefore,

unfortunately, the disposition of land uses (residential development area and areas of open space including buffers) on the site is now fixed. However, we note your point regarding obtaining support from residents. Please note that HSL will be selecting a development partner to progress Reserved Matters (i.e., detailed planning matters on dwelling layout, orientation, and design) and to that end we will forward your contact details and requests in good faith.

Best regards



Suite 4 | 1 King Street | Manchester | M2 6AW  
0161 300 6509

**From:** Kevin Underwood  
**Sent:** 11 December 2021 10:49  
**To:** info <[info@hsland.co.uk](mailto:info@hsland.co.uk)>  
**Subject:** FW: Planning Appeal - 40 new houses on Berry Hill Road.

Dear Sirs,

I sent the email below to you two weeks ago and I have not yet received a response. Could you please respond.

Thank you

Kevin Underwood.

**From:** Kevin Underwood  
**Sent:** 27 November 2021 15:18  
**To:** [info@hsland.co.uk](mailto:info@hsland.co.uk)  
**Subject:** FW: Planning Appeal - 40 new houses on Berry Hill Road.

FAO Mr Paul O'Shea and Mr Matthew Simmonds.

Dear Sirs,

I am writing to you regarding your proposed residential development for 40 new houses to be built on land to the North of Berry Hill Road , Adderbury, Oxon. Adjacent to the junction with the Oxford Road.

My name is Kevin Underwood and I am Chairman of the West Adderbury Residents Association. I have been representing and supporting the residents West Adderbury and the residents of Berry Hill Road in their objection to this development and as a resident of Berry Hill Road myself I do feel that West Adderbury has already been the site of too many new residential estates. We are concerned that the character and heritage of our small, beautiful, ironstone village will be lost in a sea of modern housing developments. You may be aware that the residents of Berry Hill Road joined forces and funded the commissioning of AFA Planning Consultants to draft a comprehensive objection to the over-turning of the original planning decision to reject this application. You will know that we lost that appeal to maintain the original rejection and you do now have an outline consent to build 40 houses on this site.

We have reviewed your outline proposals in some detail via the Cherwell District Council Planning Portal and we would like to propose to you that should you be prepared to move the developed area and houses themselves towards the Oxford road under reserved matters and your detailed planning application then this would represent a compromise that would be far more acceptable to us than the layout that has been proposed to date. The attached plans show a) your current estate layout and b) our preferred layout. The numbers of houses would not be reduced and the actual built infrastructure and housing would be maintained as it is. The significant change that we would be prepared to accept would be that the ecological corridor and any swales required for surface water attenuation would be between the existing "ribbon" housing that exists along the entire length of Berry Hill Road and the new "estate" style housing that is proposed.

I can confirm that I have canvassed the residents of Berry Hill Road and of West Adderbury generally and we do have total support for making this approach and proposal to you. Whilst we do respect the fact that you do have an outline consent and your detailed application is a matter for you, we would hope that having the support of the residents of Berry Hill Road rather than a barrage of objection and complaint would certainly help secure a positive outcome for your detailed planning application.

We look forward to hearing from you.

With Kind Regards

Kevin Underwood.  
Chairman of West Adderbury Residents Association.