

Danielle Tolson
Briarwood
Berry Hill Road
Adderbury
Oxon
OX17 3HF

18th May 2022

RE: Application 22/00959/REM

Following a residents' meeting last night with a representative from Hayfield Developments, I am writing with regards to the above application. I feel the layout of the development is somewhat flawed and lacks a certain amount of consideration for the existing residents of Berry Hill Road.

It is a puzzle why, with such a large area of land, the western border of the development is situated immediately adjacent to Last House and the equestrian facility behind it. I feel that the development would be much more sympathetic to the neighbourhood if a strip of natural land, be this a grassed area or a thicket / wooded area is located to run along the western boundary. This is seen elsewhere in the village at Henge Close, where a field and small play park forms a border between the development and the village at large, and also at Vera Wood Close, where a small semi-wooded patch forms a border between that development and the neighbouring street.

In terms of the social / affordable housing on the site, I strongly feel the location of these properties, bunched all together into the south-western corner of the development should be urgently reconsidered.

Firstly, these properties are in no way sympathetic to the style and scale of the existing houses on Berry Hill Road. They are incredibly out of kilter with the neighbourhood. They simply just do not fit and will detract significantly from the ambience of the area.

Furthermore, the purpose of integrating social / affordable housing into commercial housing developments is to promote mixed communities. Therefore, it is counter intuitive to have the 14 social / affordable houses all grouped together. This forces a great concentration of parked cars, and a disproportionate number of people into a very small geographic footprint, while the remaining residents luxuriate in the generous space allocated to the other 26 homes. I feel that this layout fails to promote social integration. It is very sad but also very true that where there exist clumps of social housing such areas quickly become ostracised as the 'social housing part'. It fails to promote any sort of true integration into the neighbourhood and ultimately ends up as a very separate enclave within developments. It also allows housing associations to get away with not maintaining their properties to a standard in line with the private homes. This is well demonstrated in local developments where social housing is densely grouped; they very quickly become run down. A local example of this is the group of houses running up the centre of Adderbury Fields which are

all ill-kempt. A truly harmonious integration works best where the affordable housing is scattered amongst the larger residencies (eg. Henge Close development at the Milton Road.)

I feel there is ample opportunity to amend the plans to this affect. I feel the eastern edge of the development would be an ideal alternative situation for some of the social housing. I also feel this would make total commercial sense for the Hayfield as that side of the development will be most blighted by the constant and very loud traffic noise from the A4260, which will surely affect the market value of the premium properties, ergo switching some of the larger homes to sit on the markedly more peaceful Berry Hill Road side of the development would actually benefit both Hayfield and the Berry Hill Road residents, and ultimately the end residents of the development, creating a win/win situation for all involved.

Yours sincerely

Danielle Tolson