

Comment for planning application 22/00959/REM

Application Number	22/00959/REM
Location	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury
Proposal	Reserved matters application pursuant to outline planning permission 19/00963/OUT to discharge all remaining reserved matters (appearance, landscaping, layout and scale), the full discharge of conditions 1, 14, 17, 18 and 20 and the partial discharge of conditions 5, 7, 11, 12, 13, 19 and 23. The outline planning application was not subject to an environmental impact assessment.
Case Officer	Andy Bateson
Organisation	
Name	Danielle Tolson
Address	Briarwood,Berry Hill Road,Adderbury,Banbury,OX17 3HF
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to the development proposed by Hayfield Homes on Berry Hill Road. Causing minimal negative impact on the existing residencies and environment around the development is a condition of the development's outline planning consent and one I feel they fail to meet with this scheme.</p> <p>These latest revised plans have done little to improve the scheme since it was submitted initially, and in fact, I feel some amendments have worsened the scheme and increased the negative impact on neighbouring residencies. My original objection focused around the proximity of the development to existing houses and though the developers have created a few meters more space between the development and Last House the change does not nearly go far enough. I still feel the ecological border is too narrow given the amount of spare land that remains unused at the far side of the proposed entrance to the development. I feel several of the houses located in the south west corner could be moved over to the far side of the entrance (south east corner) which would create a small natural area bounding up to the existing period properties on Berry Hill Road and thus, reduce the impact on the existing residents.</p> <p>My second concern is that all of the affordable housing is clustered together in the corner of the development that meets existing residences. These homes are entirely out of keeping with the existing houses. I feel that the large square building that houses 4 maisonettes - introduced as part of the revisions - that sits on the South West corner of the development (plots 11, 12, 13 & 14) is particularly out of kilter with the surrounding environment. A more natural cohesion between existing Berry Hill Road homes and new would be achieved if some of the developments larger properties (eg The Eaton) were located along / adjacent to existing Berry Hill Road homes. The larger Hayfield houses are of a similar size and nature to existing houses on Berry Hill Road and would harmonise resonably well.</p> <p>As well as the aesthetics I object to all of the affordable houses being clustered together in one area. This contravenes the Paris Council's recommendations submitted after the first proposal, goes against planning guidelines for social integration and indeed, is at odds with Hayfield's own Affordable Housing Scheme proposal submitted as part of this application which says no more than 10 affordable homes and 6 affordable rented homes should sit together in a cluster. From Hayfield's tenure mix statement:</p> <p>"2.2 The Affordable Housing Tenure Mix requires not less than 35% of the total dwellings within the development to be provided as affordable housing, split 70% Social Rented and 30% Intermediate housing. The Section 106 Agreement also stipulates the following affordable housing standards will apply to the development: Social Rented Dwellings: 50% to comply with the Building Regulations Requirement M4(2) (Accessible and Adaptable Dwellings); Located in clusters of no more than 10 Affordable Dwellings, with no more than 6 Social Rented Dwellings in any one cluster;"</p>

The plan submitted has 14 affordable dwellings lumped together in one cluster with 10 Affordable Rented dwellings in a row (plots 7, 8, 9, 10, 11, 12, 13, 14, 40 & 39). By clustering all these houses together in one small corner of the development, Hayfield is creating a separate enclave for the less well off, away from the rest of the homes, and I feel this is entirely inappropriate. I feel these homes should be scattered amongst the development. I also feel that so many homes together creates an unfavourable density of cars and traffic in one area of the development.

I urge the planning department to reject these plans which have done very little to make improvements since the initial submission. Hayfield have not gone nearly far enough to ensure the development does not cause a negative impact on the surrounding residencies & environment and as this is a key condition of the outline planning consent, I feel it is absolutely key they go back to the drawing board and make the needed revisions which will mean they adhere to the conditions set.

Received Date

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Attachments