

From: Adderbury Parish Council Clerk

Sent: 19 January 2018 19:25

To: Caroline Ford

Cc: Planning; Bob Duxbury; Diane Bratt; Thomas Darlington

Subject: 17/02394/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road

Dear Caroline,

Please find attached, the Parish Council's objection to the above application.

Should CDC or a subsequent Inspector be minded to approve the application, please also find attached a list of community benefits which the Parish Council would like included within the Section 106 agreement.

Thanks,

Theresa Goss

Clerk and Responsible Financial Officer to Adderbury Parish Council

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17/02394/OUT - Hollins Strategic Land LLP - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road - Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Adderbury Parish Council objects to the above planning application, on the following grounds:

1. There is no requirement in Cherwell District Council's Local Plan for further development in the rural areas such as Adderbury and Cherwell District Council (CDC) has demonstrated a 5.6 year housing land supply.
2. The site is outside the village built up settlement area and is in open countryside, therefore development is contrary to CDC policies as well as the emerging Adderbury Neighbourhood Plan.
3. A proposal of 60 houses is over development of the site.
4. This area is designated as being of High Landscape Value and housing would detract from the rural landscape. This is an important open and rural area on the approach to the village and it would be detrimental to the approach to the village from the south.
5. Development on this site would detract from important views of the Church and the original and historic centre of the village, being detrimental to the visual amenities of the site. The importance of views of the Church has been stated elsewhere by Historic England and the same points apply here.
6. It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the parish.
7. The proposed design does not reflect the character of the existing dwellings along Berry Hill Road and might encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties.
8. This is not a sustainable site being some distance from the main village facilities and having no good footpaths or cycle ways to reach the centre, pedestrians would have to walk along very busy roads or use cars.
9. A gasometer was removed for this site around 40 years ago, therefore the ground could be polluted.

If Cherwell District Council is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and the Parish Council's requests are attached.

Theresa Goss
Clerk to Adderbury Parish Council
19 January 2018