



**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING STATEMENT TO ACCOMPANY AN**  
**APPLICATION FOR:**

*“Full planning permission for the erection of 3 dwellings,  
on land east of The Leys, Adderbury”*

**On behalf of**  
**Mrs B Biggam**  
**March 2019**  
**PF 9614**

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## 1.0 INTRODUCTION

1.1 This Planning Statement is prepared on behalf of Mrs B Biggam, in support of a full planning application for the erection of 3 dwellings on land east of The Leys, Adderbury. The application description is:

*“Full planning permission for the construction of 3 dwellings, on land east of The Leys, Adderbury”*

1.2 The purpose of this Planning Statement, as an overarching document, is to explain the planning background of the proposals for the Local Planning Authority (LPA) and the surrounding community, and to consider the national, regional and local planning policy framework within which the application will be assessed.

1.3 The application is supported by the following suite of drawings and reports:

### **Reports:**

- Design and Access Statement v2
- Landscape and Visual Appraisal 6755.LVA.002
- Ecology - Preliminary Ecological Appraisal 5648 FE PEA 01
- Ecology - Great Crested Newt Assessment 2017-10(04)
- Ecology - Bat survey 2017-10(04)
- Arboricultural Method Statement AA AMS 03
- Arboricultural Impact Assessment AA AIA 02
- Arboriculturally Tree Protection plan AA TPP 03

### **Drawings:**

- Site Location Plan PF/9614.01 5392 SLP Rev A
- Site Layout Plan Dwg No. 5392.02 Rev C
- Proposed Floor Plans Plot 1 Dwg No. 5392.03
- Proposed Floor Plans Plot 2 Dwg No. 5392.04
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- Proposed Elevations Plot 2 - Sheet 1 Dwg No. 5392.08

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- Proposed Elevations Plot 3 - Sheet 2 Dwg No. 5392.11
- Proposed Roof Plans Dwg No. 5392.12
- Indicative Perspectives - Dwg No. 5392.13
- Bin Store with Bat Loft Dwg No. 5392
- Tree Constraints Plan Dwg AA-TCP-01

## 2.0 SITE AND SURROUNDINGS

- 2.1 Adderbury is one of Oxfordshire's larger villages lying in the administrative boundary of Cherwell District Council. Adderbury has a population of around 2,400 people living in around 1,200 dwellings. Adderbury lies 3 miles outside of Banbury and 25 miles north of Oxford. The village straddles the Sor Brook, a tributary of the River Cherwell which divides the village into two neighbourhoods, East Adderbury and West Adderbury.
- 2.2 The main A4260 runs north-south through the village connecting it to Banbury to the north and to the south to Kidlington and beyond to Oxford. There are regular bus services to these towns. Kings Sutton station is located 3 miles to the northwest, and Banbury station is 4 miles to the north, providing regular and frequent trains to London, Oxford, Manchester and Birmingham.
- 2.3 The residents of Adderbury have access to a range of everyday facilities and services including; a post office; Adderbury Stores; a range of public houses; library and Primary School. There are several public open spaces for residents to enjoy including, the Lucy Plackett Playing Field and The Lakes nature reserve.
- 2.4 The application site is located to the rear of The Leys in Adderbury and comprises an area of unmanaged scrubland with occasional mature ornamental trees. The site has a gentle slope west to east. The existing railway corridor to the north of the site (outside of the site) comprises of an earth bund with entirely contained views of the site to the north. The land to the south and west (outside of the site) gently rises to Horn Hill Road and Berry Hill Road.
- 2.5 The western boundary of the site is contiguous with the curtilage of the existing dwelling known as Leys House, with Leys Cottage and The Leys road corridor and dwellings beyond. The northern site boundary is defined by a service road running broadly east to west that leads to the sewage treatment works. The eastern boundary extends further into scrubland with occasional mature trees. There is a derelict

tennis court adjacent to the southern site boundary adjacent to the side curtilage of the neighbouring dwelling known as Culbone.

- 2.6 The sites western boundary lies contiguous with Adderbury Conservation Area (CA). A CA is an area of *'special architectural or historic interest, the character of which is desirable to preserve or enhance'*. The Adderbury CA follows an east-west axis through the village and comprises the historic village core, principally lying along both sides of the High Street, and its setting. The CA identifies 8 distinct areas within the village that have particular defining characteristics.
- 2.7 The Character Area known as The Valley Landscape is a parcel of land that runs to the rear of the built development within the CA and follows the Sor Brook that severs the village east and west. The Valley Landscape to the south includes The Lucy Plackett Playing Field and bounds the dismantled railway landscaped bund. The adjacent recreation ground to the rear of the dismantled railway line bund allows classic views of the Church of St Mary over the open space.
- 2.8 The Street's Character Area includes The Leys, which has linear streets which retain strong building lines, with a mix of modern and historic dwellings. This area has a rural ambience but has elements of suburban character such as wall mounted street lights. The topography creates a distinctive character of varying roof lines. The plots are spacious with large front gardens.
- 2.9 The CA to the south west of Adderbury and the The Leys is mainly comprises modern infill dwellings. The Grade II listed Leys Cottage is located on the corner of The Leys.
- 2.10 The CA Appraisal includes a visual analysis which identifies significant features, such as landmarks, important green spaces, and positive views. Important landmarks include the Grade I listed Church of St Mary and the Grade II Listed Adderbury House. The important green spaces include the Lucy Plackett Playing Field and green space adjacent to New Road, both contribute to positive views of the Church of

St Mary. Other positive views associated with green spaces are the north west view towards Adderbury House and the green spaces at the heart of the village at the cross roads of the High Street and Lake Walk.

- 2.11 There is a disused and overgrown Public Right of Way (PRofW) (101/5) that runs diagonally across the site that links to PRofW 101/24. The PRofW will be diverted to run parallel with the western boundary of the site. The link with 101/24 will be retained.

### **3.0 THE DEVELOPMENT**

- 3.1 The proposed development consists of the erection of 3 x 5-bedroom dwellings, each with a double garage. Each dwelling has a separate 'drive' accessed off the adjacent service road. The drive facilitates internal vehicular turning areas and additional visitor car parking.

- 3.2 The dwellings have been carefully located within their plots to ensure that the significant trees within the site can be retained. Plots 1 and 3 sit centrally within their plots, with Plot 2 located closer to the southern boundary of the site.

- 3.3 The dwelling will take on a contemporary appearance, with stone walls under a tiled roof. Modern building materials and techniques will allow for large glazed areas on the ground floor with single opening side hung windows on the first floor.

### **4.0 PLANNING POLICY CONSIDERATIONS**

- 4.1 This section of the statement identifies the planning policy context in which the application will be assessed. The national context, which includes the implication of the National Planning Policy

Framework (NPPF) and other relevant national documents is discussed first, followed by the local planning policy and context.

#### 4.2 NATIONAL PLANNING POLICY FRAMEWORK (THE FRAMEWORK)

4.2.1 The National Planning Policy Framework (February 2019) replaces the published Framework in March 2012, and includes minor clarifications to the revised version published in July 2018. The Framework sets out the Governments planning policies for England and how they should be applied.

4.2.2 The Framework reaffirms the purpose of the planning system which is to contribute to the achievement of sustainable development; with the objective of sustainable development at the highest level, being; meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.2.3 Section 2 of the Framework refers to the three overarching objectives for achieving sustainable development; these being;

- An economic objective;
- A social objective; and
- An environmental objective.

4.2.4 Paragraph 10 states that to ensure development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*.

4.2.5 Paragraph 11 sets the guidance on how this presumption should be applied in decision making. Where proposals are in accordance within the Development Plan, they should be approved without delay. Where the Plan is silent or out of date planning permission should be granted unless “*any adverse*



*impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework when taken as a whole”*

- 4.2.6 Paragraph 15 reaffirms that the planning system should be genuinely plan-led. Succinct and up to-date plans should provide a positive vision for the future, and that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing (including affordable) employment, retail, leisure and other commercial development (paragraph 20).

*Delivering a wide choice of high-quality homes*

- 4.2.7 The Government’s ambition is to boost significantly the supply of housing (paragraph 59). Chapter 12 goes on to state that the creation of high-quality building and places is fundamental to what planning and the development process achieves. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

- 4.2.8 Planning policies and decisions should ensure that developments; will add to the overall quality of the area; are visually attractive as a result of good architecture, layout with appropriate and effective landscaping; sympathetic to local character and the landscape setting; establish a strong sense of place; and create places that are safe.

*Protecting the Environment*

- 4.2.9 The Framework includes policies that seek to protect the environment contained in Sections 4: Promoting sustainable transport; 10: Meeting the challenge of Climate Change; 11: Conserving and enhancing the natural environment; and 12: Conserving and enhancing the historic environment.

#### *Promoting Healthy Communities*

- 4.2.10 Section 8 of the Framework deals with policies to promote healthy communities and recognises the important role that planning can make in creating social interaction and creating healthy, and inclusive communities. Paragraph 69 encourages *“safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.*

#### *Making effective use of land*

- 4.2.11 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, whilst safeguarding and improving the environments and ensuring healthy living conditions.
- 4.2.12 Paragraph 122 states that policies and decisions should ensure the efficient use of land, and that developments make optimal use of the potential for each site (paragraph 123). Optimal use should be achieved by the use of minimum densities standards for sites and town centre location that are well served by public transport (bullet point a).
- 4.2.13 Paragraph 123 goes on to state that density standards should seek a significant uplift in the average densities of residential developments within these areas, unless it can be shown that there are strong reasons why this should not be the case.
- 4.2.14 Local authorities should refuse applications where there has been a failure to make the most efficient use of land, taking into account the Framework as a whole.

### **4.3 LOCAL PLAN POLICIES**

- 4.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.3.2 In this instance the development plan consists of the saved policies of the Cherwell Local Plan (adopted 1996) and the Cherwell Local Plan 2011-2031 (adopted July 2015). The following planning policies are most relevant to this application.

Adopted Local Plan 1996

- C8: Sporadic development;
- C28: Layout, design and external appearance of new development;
- C30: Design Control

The Cherwell Local Plan 2011-2031(Adopted July 2015)

- PSD1: Presumption in Favour of Sustainable Development;
- Villages 1: Village Categorisation
- ESD 1: Mitigating and Adapting to Climate Change
- ESD3: Sustainable Construction
- ESD7: Sustainable Drainage System (SuDS)
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD 1: Conservation Target Areas
- ES 13: Local Landscape Protection and Enhancement
- ESD15: The Character of the Built and Historic Environment

Adderbury Neighbourhood Plan (2014-2031) (ANP)

- AD1: Adderbury Settlement Boundary
- AD2: Green Infrastructure

Other Material Considerations

4.4 In this instance the following are other material considerations are relevant to this planning application.

- Planning practice guidance
- Adderbury Conservation Area Appraisal 2012 (ACAA)
- Cherwell Residential Guide SPD (2018)

## 5.0 PLANNING ASSESSMENT

5.1 This planning issues identified as relevant to this application are:

- Principle of development.
- The Social Objectives of Sustainable Development;  
Requiring Good Design;  
Impact on the Character of the Local Area; and,  
Residential Amenity.
- The Economic Objectives of Sustainable Development
- The Environmental Objectives of Sustainable Development;  
Highway safety;  
Landscape and Visual Impact;  
Heritage – Impact on the Adderbury Conservation Area; and,  
Ecology and Biodiversity

### 5.2 Principle of Development

5.2.1 Policy Village 1 of the CLP 2031 sets out the hierarchy for development within the rural areas and groups villages into three categories (A, B and C). Adderbury is identified as a Category A Village, which are identified as the most sustainable settlements within the rural area of the District based on; population size; number and range of services; accessibility (travel time and distance) of the village to other services and urban areas by private car and public transport; and accessibility in terms of walking and cycling to local employment opportunities.

5.2.2 Policy Villages 2 considers the rural housing allocation and allocates 750 dwellings within the plan period to be delivered within Category A settlements (over and above minor windfall developments). This policy allows for development on the edge of the village that is compliant with the Local Plan as a

whole. The policy does not restrict the proportion of the 750 dwellings that may be built in one village, nor controls the phasing.

- 5.2.3 The Adderbury Neighbourhood Plan was made in July 2018. Policy AD1: Adderbury Settlement Boundary identifies the settlement boundary (**Appendix 1**). The policy allows infill development, within the settlement boundary, and goes on to state that developments outside the settlement boundary will not be supported unless it is demonstrated that... *'they will enhance or at least not harm, local landscape character'*
- 5.2.4 Policy AD1 further differentiates between developments that could lie outside the settlement but could still be regarded as sustainable, by referencing new homes that would be considered isolated and would not be supported, except in special circumstances as described in paragraph 55 of the Framework. Policy AD1 acknowledges that sites, such as the application site, that lie outside the settlement boundary could still be regarded as sustainable.
- 5.2.5 Policy AD1 is in conflict with Policy Village 1 of the CLP 2031, that only allows development within the built-up area of a settlement and the saved policy H8 of the CLP 1996. Section 38(5) of the Planning and Compulsory Purchase Act 2004 states that if a policy for an area is conflict with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the latest document to be adopted, approved or published. (PPG Paragraph: 012 Ref ID: 21b-012-20140306). It is considered that ANP policy AD1 will be the primary planning policy in the determination of the principle of development.
- 5.2.6 The Landscape and Visual Appraisal (LVA) that accompanies this application has concluded that the proposed development, alongside a robust landscape strategy, will respond to the localised context and not result in any significant harm.

5.2.7 It is considered that the principle of the proposed residential development is acceptable.

### 5.3 The Social Objectives of Sustainable Development

#### *Requiring good design;*

5.3.1 The Framework (Section 12) acknowledges that good design is a key aspect of sustainable development. It creates better places in which to live and helps to make development more acceptable to local communities (paragraph 124). Planning policies and decision making should ensure the developments respond to its context, be visually attractive as a result of good architecture, layout and landscaping. These aims are echoed within Local Plan policies ESD 15 of the CLP 2031, CS28 of the CLP 1996 and the adopted Cherwell Residential Guide SPD.

5.3.2 The scale of the proposed development reflects the immediate surroundings and sits comfortably beside the larger more modern homes along the southern most part of The Leys. The scale of the plots and ratio of the built-up part of the site to the undeveloped reflects the housing density of the immediate locality.

5.3.3 The proposed dwellings have a modern architectural style. To ensure that the dwellings respect the village location, they will be constructed of Cotswold stone (facing) under a tiled roof, with timber windows and doors.

5.3.4 The proposed development is in accordance with the Framework and policy ESD15 of the Local Plan.

#### *Impact on the character of the local area.*

5.3.5 The immediate locality is rural in character. The most significant contribution to the character of the site and immediate area are; the trees, the east-west sloping contour of the site, the steep landscaped incline (outside the site) and the sites semi-enclosed feel.

- 5.3.6 An arboricultural report and impact assessment accompanies this application. The survey categorises trees as to their value, with Category A and B being the most valuable, down to G being the least, and U, being of no value. The development necessitates the removal of trees.
- 5.3.7 The layout, particularly relating to the position of the built form and the access within the site has been carefully undertaken, to ensure that all the most valuable trees, (Category A and B) that contribute positively to the character and appearance of the site are retained.
- 5.3.8 The general clearing up of the site, the quality of the architectural design and place making will make a positive contribution to the site and the local area. The proposed development is in accordance with the Framework and policy ESD15 of the Local Plan.

#### *Residential amenity*

- 5.3.9 The nearest residential dwellings are located on the site's western boundary. The nearest proposed dwelling is offset to the existing and has a separation of 25m. Existing landscaping and trees to the sites western boundary will be retained and will mitigate the impact of the proposed development on the amenity of this neighbour.
- 5.3.10 The Leys terminates to the south in a 'cul de sac' of three dwellings with long rear gardens. The southern boundary of the site is contiguous with the boundary of the first dwelling, known as Culbone. The nearest proposed dwelling is separated from the existing dwelling by 30m, with the dwelling on Plot 2 separate by 47m. This separation, together with the existing boundary landscaping and trees will mitigate the impact of the proposed development on this neighbour.
- 5.3.11 It is concluded that the proposed development will have no adverse impact on the ability of its neighbour to enjoy their properties, and will provide a good standard of amenity for future occupiers. The Proposed development is in accordance with the Framework and policy ESD15 of the Local Plan.

#### 5.4 **The Economic Objectives of Sustainable Development**

5.4.1 Although it is appreciated that the proposed development is small scale, the construction phase of the development will require a range of professional and associated skills, ranging from designers, engineers, construction workers and machine operatives. Employment related to construction works may not necessarily be new jobs but may assist in the continued employment and on-going construction work for local construction companies.

5.4.2 As a result of potential local construction expenditure on materials and other local services such as plant hire, the development will also have an indirect benefit to the wider area, in terms of the supply chain.

#### 5.5 **The Environmental Role**

##### *Highway safety*

5.5.1 Each dwelling will have its own access from the adjacent Service Road. A turning area within each plot allows safe access and egress in forward gear to the site.

5.5.2 The small number of trips generated by the 3 dwellings will not adversely impact the local highway network. The double garage and external hard surface will allow for family and visitor parking.

##### *Landscape and visual impact*

5.5.3 An LVA accompanies this application. The appraisal assesses the principle of residential use of the site. The appraisal confirms that the internal features of the site, particularly the urbanising boundary treatments, and the immediate presence of residential development to the west and south, reinforces a settlement fringe character. The edge of settlement locations further reinforces the strong relationship with Adderbury.



- 5.5.4 The LVA concludes that the sensitively designed plot layout will not introduce new or alien features that do not already exist within the site or within the locally perceived landscape. The successful integration of the design and retention of significant trees will ensure that the proposed development will be viewed within a mature vegetated setting, against the existing settlement edge of Adderbury.
- 5.5.5 The LVA has assessed the proposed development from 6 viewpoints; two (Viewpoints A and B) from within the site, and four (Viewpoints 1-4) from outside the site. The appraisal concludes that views from the wider countryside (Viewpoints 4 and 5) from Public Right of Way (PRofW) will be limited, as a result of intervening and the site's heavy landscaping and vegetation, which further illustrates the enclosed nature of the site. The mature intervening vegetation and the dismantled railway corridor further illustrates the strong degree of containment for the site.
- 5.5.6 The LVA concludes that the residential development of the site could be successfully integrated into the receiving landscape. Table 1 of the appraisal describes how the proposed development responds to the landscape related policy in the ANP. Table 2 of the appraisal describes how the proposed development respond to the landscape related policy within the adopted Cherwell Local Plan.
- 5.5.7 It is considered that the site is able to be developed for residential use without any adverse harm to the local character of the immediate or wider context of the landscape quality. The proposed development is in accordance with the Framework, the adopted Local Plan and Adderbury Neighbourhood Plan policies: ESD 13, ESD 15 and AD1.

#### *Ecology and Biodiversity*

- 5.5.8 A Preliminary Ecological Appraisal was undertaken in May 2017 to determine whether the presence of any important habitat or species may be impacted by the proposed development. The appraisal identified twelve relatively common habitats to the local area. No rare plants were found and all the

species recorded were common and widespread. The site was considered to be of low to medium wildlife value.

- 5.5.9 There was no evidence of setts or of badger presence, other than a few potential snuffle holes. No further surveys are required. The appraisal identified the potential for badger foraging and commuting on an irregular basis.
- 5.5.10 The only perceivable ecological value of the site appears to be for bats, nesting birds and Great Crested Newts. Following the recommendation of the appraisal a nocturnal bat survey and a Great Crested Newt survey were undertaken.
- 5.5.11 A presence/absence and population Great Crested Newt survey was undertaken between April and June 2018. Following the survey, a Natural England Great Crested Newt risk assessment was carried out that indicted that without mitigation the proposed development could impact the species. Section 5 of the survey identified 'reasonable avoidance measures' that would ensure the maintenance of the favourable conservation status of the Great Crested Newt within the locality.
- 5.5.12 An aerial bat survey was undertaken in November 2017 to evaluate the potential for the trees on the site to facilitate bat roosts. There was no evidence of bat roosts. It is noted that the tree referenced T5 was not able to be checked for bat roosts. This tree will be retained and appeared to offer low roosting potential. It is concluded that the retained high tree canopy and the unlikely need for pruning, means that if bats are using the tree, they are unlikely to be affected by the proposal. The proposed development will have no impact on the bat roost on the proposed development site.
- 5.5.13 Further bat surveys were undertaken in June 2018 and July 2018, which included surveying of a barn, located outside of this application site, that front The Leys road. The combined bat surveys (for the barn and the proposed 3 dwellings) was undertaken as it is proposed to convert the existing barn fronting The Leys to a residential dwelling, which will be subject of a separate planning application. The survey

concluded that bat mitigation was required for the loss of bat roosts in the conversion of the barn (should planning permission be granted, through a separate planning application). The mitigation will take the form of a replacement, permanent, bat loft located within the roof space of the proposed bin store for the proposed new dwellings as shown on the site location plan.

5.5.14 In line with the requirements of the Framework to provide a net biodiversity gain, a number of bat and bird boxes will be erected on the mature trees of the application site. These will include:

- 2 x Schwegler 2F with double front panel;
- 2 x Vincent pro bat boxes;
- 2 x Improved Cavity Bat Box; and,
- 2 x open-fronted nest boxes.

5.5.15 The proposed development is in accordance with the Framework, the adopted Local Plan policy ESD10.

*Impact on the Adderbury Conservation Area.*

5.5.16 The application site lies contiguous with the southern boundary of the Adderbury CA. The CA boundary then follows the top of the former dismantled railway bund that is adjacent to the northern boundary of the site. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the area and that great weight should be given to this.

5.5.17 The following elements have been identified to contribute to the character and appearance of the CA:

- Impact upon the Valley Landscape Character Area; the open space, (Lucy Plackett Playing field) adjacent to the dismantled railway bund and the view towards the Church of St Mary.

**Impact:** The proposed development being located to the south of the bund and at much lower ground level will have no impact on the openness of the playing field or the view and setting of the Church of St Mary.

- Impact upon The Street Character Area: strong linear streets with strong building lines with a mix of historic and modern building. The Grade II listed Leys Cottage is located on the corner of Leys Road as it sweeps in a southerly direction to the more modern infill properties.

**Impact:** The proposed development is separated from The Street Character Area and the listed Leys Cottage by the Leys House. The proposed development will have no impact on the features that contribute to the character and appearance of The Street character area.

5.5.18 It is considered that the proposed development will preserve those elements that contribute to the character and appearance of the Conservation Area.

5.5.19 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires decision makers to pay special regard to the desirability of preserving a building or its setting or any features of special architectural or historic interest which it possesses.

5.5.20 The nearest listed building to the site is The Leys Cottage fronting The Leys road. The setting of a listed building is the surrounding in which the asset is experienced and is not fixed and may change as the asset and its surroundings change. The significance of the asset lies within its architectural history and its setting which includes the prominent view of the building as you travel east, from the junction of Tanners Lane and The Leys.

5.5.21 The location to the rear, and the separation of the proposed development and the listening building means that the proposed development will preserve Leys Cottage and its setting. The proposed

development is in accordance with the Framework, the adopted Local Plan and Adderbury Neighbourhood Plan policies; ESD15, AD9 and AD11.

## **6.0 CONCLUSION**

- 6.1 The planning application seek permission to construct 3 dwellings on land to the rear of The Leys in Adderbury. Safe access to the site will be from an existing service road on the northern boundary of the site. Each dwelling will have its own driveway to enable safe access and egress to the site.
- 6.2 In line with the Framework, the proposed development will assist in boosting the supply of homes and makes efficient use of land.
- 6.3 Alongside a robust landscape strategy, the principle of development of the site for residential use would be appropriate and would cause no harm to the immediate or wider landscape context.
- 6.4 The proposed development will have no impact on the amenity of occupiers of neighbouring properties.
- 6.5 The proposed development creates the opportunity to increase the biodiversity value of the site.
- 6.6 The proposed development will preserve the character and appearance of the Adderbury Conservation Area and will not impact the setting of nearby Listed Buildings.
- 6.7 The proposed development complies with both national and local planning policy.

**The Applicant respectfully requests that Cherwell District Council**

**approves the application.**