

19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road, Adderbury

Adderbury Parish Council has objected to previous applications on this land and does not think that this application has altered significantly from those. The Parish Council requests that all previous objections are also noted.

Adderbury Parish Council objects to the above renewed 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 made Adderbury Neighbourhood Plan (ANP), Policy AD1.
3. A proposal of 40 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 linear layout of existing dwellings along Berry Hill Road, which is the subject of ANP Policy AD16.
8. This application might set a precedent which could encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties, and opposite.

If Cherwell District Council is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and a general list of the Parish Council's requests are attached, but the Parish Council wishes to add the following points:

- a) The Parish Council welcomes the applicant's proposal to add a paved footpath to link this site with both the Horn Hill Road and the Oxford Road, with the required crossings to existing footpaths. However, residents should be consulted accordingly to establish whether they would like a new footpath. If they do, then it should be fairly narrow and in-keeping with the area.
- b) The Parish Council has an ongoing programme of traffic calming currently being discussed with Oxfordshire County Council, which includes this area of the village and has some specific plans for the Berry Hill Road, including a proposal to put a 'give and take' pair of small islands under the first lamp column and potentially

narrowing along the length of the road to encourage drivers to reduce speed. Section 106 funding for this would be welcomed, but also some discussion between the Parish Council, OCC and any potential applicants would be required.

- c) The Parish Council is currently developing a new village hall with indoor sports and sports pitches further along the Berryhill/Milton Rd, within a 5 minute walk of this application, under Policy AD18 of the Adderbury Neighbourhood Plan. As this will benefit any new residents, the Parish Council requests a S106 contribution towards this project, which should be in proportion to the number of new families using the facility.

Should Cherwell District Council's Planning Officer be minded to support this application, the Parish Council requests that it is invited for discussions on any possible community contributions, such as those outlined above.

Theresa Goss
Clerk to Adderbury Parish Council
31 October 2019

Adderbury Parish Council

Requests for Community Benefits from a Section 106 Agreement

In respect of planning application 19/00963/OUT, Hollins Strategic Land LLP, OS Parcel 9100 Adjoining and East of Last House Adjoining and North Of, Berry Hill Road, Adderbury – To consider the resubmission of outline application 17/02394/OUT for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access).

OCC - Highways Items

- Traffic calming measures.- a number of problem areas of the village to be identified by the Parish Council, but includes junction of Horn Hill Road and Berry Hill Road and addresses traffic speed, volume and enforcement (see particular request in the Parish Council's response to this application)
- New footpath on Berry Hill Road up to the new community facility on Milton Road and also Horn Hill Road, and repairs where necessary, following consultation with residents.
- Subsidy for the S4 bus service which goes through Adderbury
- Subsidy for a new bus service which would go along Aynho Road to Banbury Business Park

Environment

- Ongoing projects at the Lakes
- A biodiversity project in village - eg wild flower meadows

Seating

- Extra seats for the village (new areas and replacing of seats)

Sports facilities

- Sports equipment for use on the Parish Council's land on Milton Road where a new pavilion and sports pitches are being built. This could be for football, netball, cricket and running or for equipment generally around the village once sites have been identified by the Parish Council
- Outdoor table tennis table by the MUGA in the Lucy Plackett Playing Field
- Outdoor adult gym equipment
- Provision for indoor sports in new village hall on Milton Road land

Structural

- Contribution to refurbishment of the Friends Meeting House, which is a Grade 2* listed building maintained by the Parish Council
- Help for assisting the up keep of community buildings
- Contribution to a fund for a community facility and sports pitches on the Parish Council's land on Milton Road.]
- Replacement steps on paths at Adderbury Lakes, with a suitable access for disabled

Play Equipment

- New play equipment and refurbishing present equipment in all of the play areas

Education

- All funds for education to go to the proposed expansion of Christopher Rawlins Primary School.
- Donation to the Christopher Rawlins Primary School 'One More Brick In The Wall' fundraising project for classroom equipment following the School expansion

General

- Contribution to a fund for the running of the library service in Adderbury
- Contribution for ecological development of various amenity land owned by the PC e.g. trees, seating, or wild flower meadow.

Adderbury Library - Financial support for Adderbury Parish Council's contribution to running Adderbury library including:

- Increasing capacity for more customers including additional storage to release space for more shelving and books; and
- Increasing capacity by extending opening hours with 24-hour access for library members through access technology.

Biodiversity Projects

- The Adderbury Lakes - fruiting trees and shrubs/ adding diversity to the herbaceous plants (e.g. adding meadow areas) and developing ideas for the area where the Lakes run into the Sor Brook which is very wet and has willows which will need pollarding soon.
- The Lucy Placket Playing Field - Working for Adderbury Community Group is currently looking at ways to improve this area, but this could include wet meadow area near the Brook.
- The Sor Brook and Mill Stream areas - clearance of unwanted growth might benefit other plants, creating better biodiversity
- The old railway embankment alongside the Lucy Placket Playing Field — this is owned by APC and has many trees and bushes but could be enhanced with bulbs etc planted for spring colour, insects etc
- The Adderbury Court Amenity area - owned by the PC and planted with birches - this would benefit from additional planting of bulbs or even possibly shrubs
- The Ex-Crown estates area adjacent to the above - about half an acre owned now by the PC. The Primary school is working with the PC to develop this for a Forest Schools area and it is expected that they will want to increase biodiversity with new planting.
- The Rise - we have been very successful with a wild flower border at the Rise, but would like to add a small group of small fruiting, flowering trees to add more interest and biodiversity.
- Other amenity areas owned by APC around the village — Keytes Close, Rawlins Close, could also benefit from extra planting, especially Keytes Close which would benefit from low growing shrubs.
- The Adderbury Fields development – the PC will possibly be taking over maintenance of the site and it has some areas within the community land which could be enhanced and improved for biodiversity

Adderbury Parish Council requests that the allocation of Section 106 funds for community projects is made after consultation with the Parish Council and that the PC is asked to confirm any agreement with the Developer prior to it being finalised.