

Adderbury Parish Council

Response to CDC Local Plan: Specific sites

This document should be read with all other submissions from Adderbury Parish Council (APC) and specifically the Analysis of Sites spreadsheet.

LPR-A-002 - Land to the rear of Gracewell of Adderbury (0.6 ha)

This already has outline planning for a care home extension and is within the Adderbury Settlement Boundary as defined by AD1 in the Adderbury Neighbourhood Plan (ANP). This could have potential for limited housing if suitably designed. The Parish Council feels this area could be suitable as a Rural Exception Site for Adderbury residents and/or Gracewell care home workers.

LPR-A-041 - Land to the rear of Henge Close and St Mary's Farmhouse, Hornhill Road, Adderbury (0.7ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1 and has no suitable access.

LPR-A-077 - Land at Croft Farm, Adderbury (0.4ha)

Objection. This area is within the Settlement boundary but has no access. Any possible access through the Croft Farm barn development onto Croft Lane would be unacceptable as it would detract from the amenity value of dwellings in Croft Farm Barns and along Croft Lane. There would also be traffic issues in Croft Lane, which is a small, unpaved lane.

This area would also detract from views of St Mary's Church which would not be acceptable.

LPR-A-077 - Land North of Croft Farm, Adderbury (1.77ha)

Objection. The above comments for Land at Croft Farm also apply to this site. Also this is outside the Adderbury Settlement Boundary as defined by AD1. This area would adversely affect views of the Sor Brook valley to the west and views of the St Mary's Church and Adderbury conservation area to the south west.

LPR-A-081 - Land off Banbury Road, Adderbury (2.9ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

It is also within the Twyford Gap as defined by AD5 of the ANP and would lead to coalescence.

LPR-A-086 - Land at South Adderbury, Adderbury (6.74ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

Furthermore development in this area would adversely affect views of the St Mary's Church and Adderbury conservation area to the north.

If all this area were developed it would be contrary to the CDC stated intention of keeping development proportionate and thus not acceptable.

LPR-A-086 - Land at Berry Hill Road, Adderbury (13.79ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

If all this area were developed it would be contrary to the CDC stated intention of keeping development proportionate and thus not acceptable.

Also development in this area could be seen as beginning to creep towards Deddington and the start of potential coalescence.

LPR-A-146 - Land to the North of Henge Close, Adderbury (0.65ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

LPR-A-156 - Land to the west of Banbury Road, Adderbury (14.2ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

This area would adversely affect views of the Sor Brook valley to the west and views of the St Mary's Church and Adderbury conservation area to the south west.

Development of this site would be disproportionate and not in keeping with CDC's stated intentions on proportionality.

LPR-A-178 - Land East of Adderbury (60ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1.

The northern part of it is within the Twyford Gap as defined by AD5 of the ANP and would lead to coalescence. This particular area (North of Twyford and east of the Banbury Rd) was the subject of comments by the Inspector at the previous local plan inquiry who stated this green field area would prevent coalescence with Banbury.

The total amount suggested for development in LPR-A-178 is completely disproportionate with any previous development in Adderbury. Development of this one site alone would increase the size of the village by approximately 60% should all potential dwellings be built.

LPR-A-218 - Land North of Berry Hill Road, Adderbury (4ha)

The Parish Council objected to this application, however it has now been allowed by Appeal for outline permission and the 40 houses should be an absolute maximum. There should also be a suitable mix of housing styles, including affordable housing.

LPR-A-258 - Land to the South of Milton Road, Adderbury (3.53ha)

Objection. This is outside the Adderbury Settlement Boundary as defined by AD1. It is also within the West Adderbury/Milton Gap as defined by AD5 of the ANP and would lead to coalescence.