

ADDERBURY PARISH COUNCIL

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Mr B Duxbury
Team Leader – Development Management
Cherwell District Council
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Dear Bob,

Milton Road, Adderbury - Planning Application for Five Houses on Community Land

As you will be aware, Adderbury Parish Council has recently taken ownership of land comprising circa 7.5 acres immediately to the west of the Nicholas King Homes development, off Milton Road (the Milton Road field). The Parish Council intends to use this land to deliver a new sports and community facility in the future.

Adderbury Parish Council's proposals for the sports and community facility on the Milton Road field (i.e. the Parish Council land) are at an early stage, but the Adderbury Neighbourhood Plan Policy AD18 supports this development on the Milton Road field. The ANP is now at the submission stage. The Parish Council is currently consulting to identify which organisations and individuals would be interested in developing the site within the constraints of the restrictive covenant, for 'sports pitches and a community facility'. At the APC meeting on 28.03.17 a resolution was passed to set up a working group to progress this project.

With the Milton Road field now secured, there is a smaller parcel of land allocated for potential community use within the Nicholas King Homes site (circa 0.67 acres), that could now be seen as somewhat of an over provision or duplication of provision, and if it could potentially alternatively be utilised by Adderbury Parish Council as a source of funds to contribute to the proposed community facilities, this could then be considered as a significant benefit.

I write as Clerk of Adderbury Parish Council to confirm the Parish Council's support for the Nicholas King Homes planning application that proposes the delivery of five additional houses on the land currently allocated for potential community uses. This is on the basis that revenue generated by the granting of this planning application and the release of the previous Section 106 obligation on Nicholas King Homes to deliver this land for community uses, will be allocated towards the funding of the proposed community facilities.

In order to maximise the land value and therefore the receipt towards the funding of the community facility, the Parish Council supports the proposal that all five units will be for private sale, with no additional affordable housing provision.

It is the Parish Council's view that the benefit of the funding towards the community facility would outweigh any potential lack of additional affordable housing being provided on the Nicholas King Community Land. The Parish Council does though recognise and welcomes the provision of the additional financial developer contributions to Cherwell District Council and Oxfordshire County Council that will be required to support the five extra houses.

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An agreement in principle has been reached between the Chairman of Adderbury Parish Council (on behalf of APC) and Nicholas King Homes with regard to the potential land value and the provision of services to the Milton Road field, and therefore the potential quantum of funding contribution towards the Parish Council facility, based on this application

The Parish Council understands that it is Nicholas King Homes' intention that should this application be granted, it would be implemented immediately to retain continuity with the existing construction works on site, which would also then deliver the funding contribution to the Parish Council at the earliest opportunity

Finally, it is acknowledged and welcomed that following discussions with Nicholas King Homes regarding elevational treatments, that the proposal includes the provision of three of the five new dwellings to be constructed with stone elevations, the plots being the two detached units facing out onto Milton Road and the detached plot that could be viewed down the access road, from the new Public Open Space within the site, which when viewed from the entrance to the village, will have a significantly positive impact

I look forward to confirmation that the application will be considered favourably

Yours sincerely

Theresa Goss
Clerk and Responsible Financial Officer for Adderbury Parish Council