

West Adderbury Residents' Association

West Adderbury Residents' Association (WARA) represents the views of over 220 residents and was formed to counter the fact that West Adderbury only makes up 23% of households in the wider Adderbury parish and many of us feel that our views are increasingly being ignored by a fractious Parish Council serving the needs of Twyford and East Adderbury.

WARA objects to planning application 19/02796/F, OS parcels 3309 and 4319 adjoining and north of Milton Road Adderbury. Our objection is based on the following issues:

- Principle of development
- Design, and impact on the character of the immediate area including the Conservation Area
- Landscape impacts
- Residential amenity
- Highways safety
- Protected species

Principle of development

The principle of Policy BSC 10 of the adopted Local Plan states '*The Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision*'. It goes on to say that '*In determining the nature of new or improved provision the Council will be guided by the evidence base and consult with town and parish councils, **together with potential users of the green space wherever possible, to ensure that provision meets local needs***'.

The policy is designed to promote recreation **but also to protect the environment**. Therefore the obvious benefits of increasing the use of sporting facilities have to be balanced against any potential adverse implications for the local residents and environment.

- WARA members in a recent membership poll were asked if they would use the sports facilities on offer in this planning application, over 95% confirmed they and their households did not intend to use them. Also, the development of a number of parallel sporting sites that better serves the needs of Twyford needs to be taken into account with the sports facilities development planned on the Bodicote/Twyford border
- The environmental impact of light pollution, increased traffic and inadequate flood risk mitigation of this planning application are detrimental to West Adderbury residents

Design, and impact on the character of the immediate area including the Conservation Area

Paragraph 124 of the NPPF states that: '*Good design is a key aspect of sustainable development*' and that it '*creates better places in which to live and work*'. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *be designed to improve the quality and appearance of an area and the way it functions...contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...(and) respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.*

Policy ESD15 of the CLP 2031 Part 1 also states that development should '*Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...and within conservation areas and their setting*'.

- We object to the materials proposed for the clubhouse/community centre, West Adderbury is a village with an abundance of Ironstone and Hornton stone. Such a prominent building at the entrance to West Adderbury should be built in local stone
- The proposed floodlight masts are approximately 90m from the Adderbury Conservation Area and would be visible from some vantages within the Conservation Area and indeed the surrounding built-up area of West Adderbury

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- There would be a distinct 'glow' when in use in the evenings from the direction of the MUGA which would have an impact on the Conservation Area, especially given that there is no street lighting in the area and cause harm to the visual amenities of the area
- The MUGA and its floodlighting introduces an unacceptable level of urbanisation at the entrance to the predominantly conservation area settlement of west Adderbury

Landscape Impacts

Policy ESD 13 of the CLP 2031 Part 1 states that *'opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.'* It goes on to state that *'Development will be expected to respect and enhance local landscape character'* and that proposals will not be permitted if they would *'harm the setting of settlements, buildings, structures or other landmark feature'* or that it would *cause visual intrusion into the open countryside'*.

Paragraph 180 of the NPPF is of particular relevance to this case when it states that *Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should... limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

- Refusal should be considered based on the impact it would have on the rural character and visual amenities of the area – particularly when the floodlights were in use. West Adderbury residents view the local landscape with great esteem – which will be reflected in many of the objections to this planning application from the local residents to a large block of artificial light
- It is clear that there will be a visual impact from some locations and these are considered to conflict with policy ESD13 – particularly the impact on setting of the settlement and the landmark feature of the Grade II Listed St Mary's Farmhouse and also the important Grade 1 Listed Friends Meeting House and cemetery that adjoins the proposed development.

Residential amenity

Paragraph 127 of the NPPF includes, as a core planning principle, a requirement that planning should have a *high standard of amenity for all existing and future users.* This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.* Policy C31 of the saved 1996 Local Plan states that *'in existing and proposed residential areas any development which is not compatible with the residential character of the area, or would cause an unacceptable level of nuisance or visual intrusion will not normally be permitted'*.

Policy ENV1 of the saved 1996 Local Plan states *'development which is likely to cause materially detrimental levels of noise, vibration, smell, smoke, fumes or other type of environmental pollution will not normally be permitted'*.

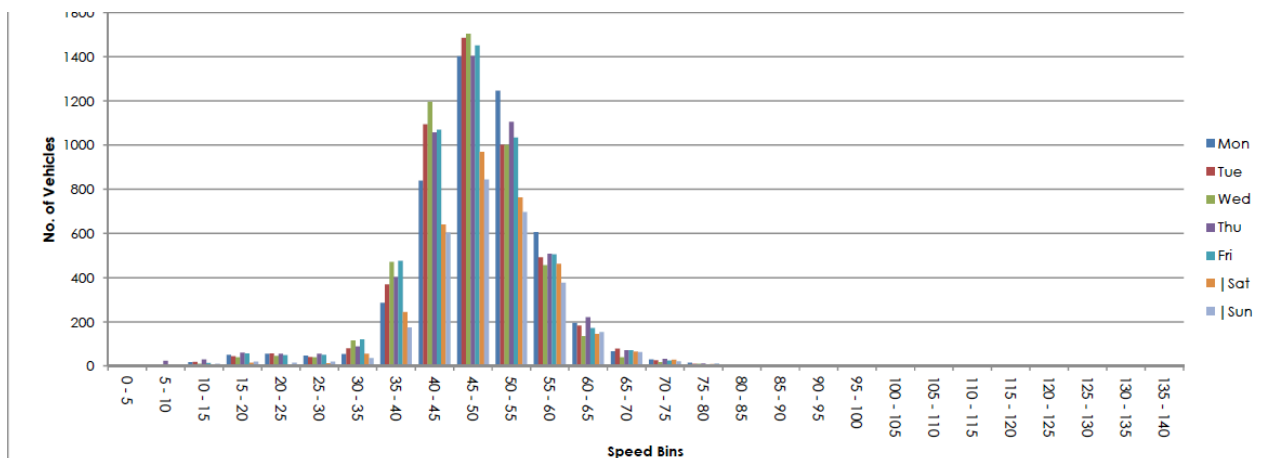
- The facility will cater for 141 car park spaces immediately behind the houses on Henge Close. The noise and fumes inflicted on neighbouring property contravenes Policy ENV1 of the saved 1996 Local Plan
- The siting of the licensed clubhouse is now also adjacent in the latest plans to the houses on Henge Close which will result in noise and nuisance levels
- WARAs is concerned that this application will be followed with future planning applications for increased floodlighting for the two football pitches
- Local West Adderbury residents object as the amenities being offered do not meet their needs

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Highway safety

The NPPF states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

- The proposal would result in additional traffic to and from the site which is a concern
- No provision made for speed reduction measures
- Proposal's own speed data shows that the site entrance has **4 times** the number of vehicles travelling at **60-65 mph** that at 25-30mph. **The speed limit is 30mph**
- Speed of traffic next to the site entrance is unacceptable, the data in the chart below is sourced from this planning application
- **95%** of all vehicles **exceed** the 30mph speed limit
- **67%** of all vehicles are travelling between **45-95mph**
- **17%** of all vehicles are travelling between **55-95mph**



Source: p58 Traffic data planning application 19/02796/F

Protected species

The NPPF states that '*the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity*'.

Policy ESD10 of the CLP 2031 Part 1 states that '*in considered proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources*'. It goes on to state that '*if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or as a last resort, compensated for, then development will not be permitted*'.

- WARA draws your attention to the impact on bat flight paths the proposed floodlighting would have and the affect on the population status of the protected species

As appropriate mitigation on site has not been demonstrated the proposals therefore fail to comply with Policy ESD10 of the CLP 2031 Part 1 and should be refused on this basis.

WARA Committee

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