

# Comment for planning application 19/02796/F

<b>Application Number</b>	19/02796/F
<b>Location</b>	OS Parcels 3309 And 4319 Adjoining And North Of Milton Road Adderbury
<b>Proposal</b>	Erection of sports & community pavilion with associated carpark and sport facilities (outdoor pitches and MUGA) following planning consent for change of use of agricultural land to sport/recreation and community use (18/00220/F)
<b>Case Officer</b>	Matthew Chadwick
<b>Organisation Name</b>	Jill Mayer
<b>Address</b>	3 Henge Close,,Adderbury,,OX17 3GA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Matthew Chadwick, Planning and Development, Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxon. OX15 4AA Dear Sir, Objection to the current Planning Application No 19/02796/F **Please Note: "The Design &amp; Access Statements - Sports &amp; Community Pavilion - November 2019 - Lathams" on CDC's Planning Portal under Supporting Documents will be referred to in my letter as the "Design Statement". In the summary at the end of the Design Statement I read that Cherwell District Council gave positive feedback during the pre-application stage of the process and the applicant therefore considers that there are no issues of significance to prevent the granting of planning consent. It is a great shame and I would like it noted that, although our property backs directly on to the land concerned, and despite rumour to the contrary, no one has sought our opinion on the above numbered planning application and the impact on us of certain aspects of the pavilion and sports facilities contained in this application. When we bought our house in 2017 we were aware that the field would be used for a football pitch. We are shocked that the scale of the development has greatly increased from the original plans we were shown. If we had been consulted earlier our concerns, which follow, could possibly have been addressed before planning permission was sought. I quote from the Design Statement: "2.3 The vision for Adderbury Parish is: "To continue as a thriving, modern, viable and sustainable rural village for work, rest, and play." " The dictionary meaning of "rural" is that it has the "characteristics of the countryside rather than the town". The Design Statement goes on to state that the ground is "close to other amenities" - since it also "lies on the edge of the village" what are the "other amenities"? The design, shape and size of the pavilion is out of keeping with a rural area and the steel square box-like roof looks nothing like a barn. It is incomprehensible to write "the scale, form and mass of the building blends with its surroundings...", followed by the contradictory description that "this will create a striking appearance, although the dark colour proposed will help the building to recede and 'settle' in the landscape". Page 2 The only floodlighting proposed in the current plan is for the MUGA. I object to this lighting on the grounds that it will cause light pollution not only for local residents but also for the surrounding countryside in the Conservation Area and the large bat population in the area. If I understand correctly the plan is to use the football pitches after dark to maximise revenue so I assume an application for more floodlighting will follow. The Design Statement claims the "development will make a strong contribution to the existing character and identity of the village acting as an important focal building for the community". It also admits that it is "a 10-15 minute walk from the heart of the village". These are contradictory statements - the site is far from the centre of Adderbury plus I understand the wishes of other outside communities/villages are being accommodated in this plan. It makes sense that sports facilities are made available to the public but I believe such a large construction is out of all proportion for our local community and its needs, especially considering the number of other local sports facilities already in existence or planned in the wider area. Given the distance from the village centre to this sports ground people will drive and therefore create a large increase in the traffic along the Milton Road. Speeding traffic in this area of Adderbury is already a concern to those of us who live in Henge Close and we have made Oxfordshire County Council aware of our fears that the tight turn in and out of the Close will soon cause an accident and the likelihood of this will only increase with the close proximity of the planned entrance to the sports ground. Fig. 73 of the Design Statement shows parking for about 100 cars and a motorbike park sited adjacent to residents' gardens and a children's trampoline - this is unacceptable, irresponsible and immoral. It will be to the detriment of people's health, causing excess air pollution and excess noise especially from motorbikes. The planned hedge will not be enough to mitigate</p>

the lost amenity of a back garden. People attending a sports ground should expect to walk a short distance (i.e. from the planned parking adjacent to the parking next door at Ball Colegrave on the west side) - after all they have presumably come to exercise. A cricket pitch is included along with the two football pitches. I very much oppose this scheme as the danger posed to my family both in our garden and within our house from flying cricket balls and possible broken windows due to the close proximity of the pitch is quite unacceptable. Adderbury already has 4 pubs so we do not need another licensed bar - what happened to match teas? I understand there is a plan to hold wedding receptions and parties here with music etc that could continue late into the night causing more loss of amenity to local residents. This business escalation to the original plan of a local community hall is only necessary to finance this large and costly building. To keep the scheme manageable for local use it needs to be scaled back. It is paramount that if the pavilion is to be given permission to hold such functions that strict limits on the hours of operation are laid down and enforced. I am not aware of a published business plan for the viability of such an expensive enterprise, which will need staff to provide constant supervision. Page 3 Much is made in the Design Statement of having regard and consideration "for the proposal's impact in terms of noise and light pollution on the neighbouring dwellings at Henge Close". Plus the need to have "tree and hedgerow screening to protect the privacy and amenity of neighbouring residents (Clockmaker's Turn)". The details of the overall plan do not ensure these commitments will be adhered to. We all have a commitment to radically and rapidly reduce our carbon footprint as a matter of urgency and I am expecting local councillors, who have the power to determine the outcome of future planned developments, to show strong leadership. Serious consideration must be given as to whether the size of the pavilion (which, in the current climate, I would term a "luxury" not "essential" building) takes full account of its contribution to climate change and the global situation. This land, including a smaller pavilion with modern facilities, could be used so much more responsibly, economically and inclusively for not only football but could include an amateur running path, walking, a children's cycle/roller skate track etc. If planned with more general use in mind it would not need such an expensive building, so much car parking with the attendant air pollution and noise, unsightly barriers to protect residents, or special lighting. I hope you will refuse this application and that the whole scheme goes back to the drawing board, in the hope that a 'greener', more cost-effective and inclusive sports and community facility can be designed. Yours sincerely, Jill Mayer

**Received Date**

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**Attachments**