

# 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>	Emily Sharpe
<b>Address</b>	16 Wallin Road, Adderbury, Banbury, OX17 3FA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>When we purchased our house in February 2017 we understood that the Land North of Milton Road was to be used for sports pitches under a Section 106 agreement. We are not unsupportive of the development, however, during the past three years the plans for the land appear to have become more ambitious, with the associated building becoming larger and more complex. The building as currently proposed seems out of scale with the initial plans to find a new home for Adderbury Park Football Club and now appears to be designed to accommodate private social gatherings as well as a sports facility for the village. Naturally those living near to the development are concerned about the disruption these more ambitious plans will create, and as such we would like to offer the following comments with regard to planning application 19/02796/F.</p> <p>1. Design. The proposed building is within 100m of a Conservation Area and on the outskirts of a small rural village. In the Design &amp; Access Statement, Lathams state that they have modelled the building on a traditional barn, which will be clad with black corrugated steel. Adderbury is known for the local Horton Ironstone and black corrugated steel cladding is not a traditional agricultural building material in this area as it is in other parts of the country. The proposed cladding is out of context and not sympathetic to the local vernacular buildings. We would welcome an application that put Horton Ironstone, which is so characteristic of the local area, at the forefront of the design, rather than an afterthought in gabions at the entrance of the building.</p> <p>2. Disturbance. The Adderbury Neighbourhood Plan states that "uses for the land will be supported, provided.. the layout.. [has] regard to the proximity of the adjoining residential and employment uses" (AD18 vi). It is difficult to argue that the current proposals take these factors into consideration.</p> <p>A. The car park and entrance to the building, where evening disturbances will be greatest with visitors leaving the venue, are sited directly adjacent to residential properties.</p> <p>B. The proposed plans include two bars. This clearly shows intent to use the building for evening events, perhaps by sports clubs and through private hire. Evening events, in particular celebrations, parties and gatherings to watch sports on a large screen, will inevitably create noise, both from within and outside of the venue, which will directly impact neighbouring residents. A facility to support local sports and arts clubs does not warrant two bars, especially when there are already four in the village (which will likely suffer in a decline in business if the development goes ahead as currently proposed). We object to the site having a licence to sell alcohol, but would support plans that included a cafe, which would bring villagers of all ages together.</p> <p>C. Opening hours are not given in the application. A facility to support local sports and arts clubs does not warrant extended opening hours and we would support an application where the venue was open until 10pm.</p> <p>3. Light Pollution. The Adderbury Neighbourhood Plan states that "uses for the land will be supported, provided.. any lighting [has] regard to the proximity of the adjoining residential and employment uses" (AD18 vi). The application includes floodlights for the multi-use games area and, although it does not specify them for the football pitches, as the two scenarios in the Transport Statement include an 11-a-side football game and at least one 7-a-side football game in weekday evenings, we assume that at some point the Parish Council will submit an application for further floodlighting. The resulting light pollution from any floodlighting will not only have a significant impact on local residents, but also on the character of the village and local area (we can see the floodlights from Bloxham School from our property so it is not unreasonable to assume that floodlights on this site may be seen from Adderbury, Milton, Bloxham, Deddington, Hempton, Barford St John and Barford St Michael). We object to floodlights on this rural site, there are other venues in the area that support matches and practice in the evenings.</p> <p>4. Ecological Impact. The development and associated floodlights will also impact local wildlife. The Adderbury Neighbourhood Plan</p>

states that "uses for the land will be supported, provided... the scheme will result in a biodiversity net gain" (AD18 v). It is difficult to imagine how the creation of a grass monoculture with nightly floodlighting will leave the site in net biodiversity gain; however, this will be difficult to prove as the site has been sprayed with pesticides by the current custodians twice in the past two years and the northern hedgerow cut back to half of its original height, so the Preliminary Ecological Appraisal commissioned by the Parish Council in October 2019 is not a true representation of the biodiversity of the land before the development. The agricultural field that comprises the development site had clearly lain fallow for a number of years before we moved to the village, and whilst it was not necessarily of the highest ecological merit, it had been colonised by numerous wildflowers and would have supported a wider variety of insects and birds than it does now, or will do if this planning application is granted. We have not found evidence in the documents submitted by the Parish Council that they intend to mitigate for the biodiversity lost since 2017 and leave the site with net biodiversity gain, therefore the development as currently proposed is not in line with the Neighbourhood Plan. We would support an application that put biodiversity at the forefront of the design with a firm commitment to create and maintain large areas for wildlife.

5. Increased Traffic Flow. Milton Road is a busy road and traffic into and out of the village often exceeds the 30mph speed limit (the traffic count from 2016 recorded a mean speed of 47.9mph and as residents who cross the road four times a day we have no reason to doubt a similar speed would not be recorded today). The development will increase the traffic flow considerably, with the use case scenarios in the Transport Statement predicting at worst an 88% increase in (weekday evening) traffic (Table 5.28). While the report highlights only a small increase is predicted in peak traffic flow, it glosses over the fact that it predicts almost universally a minimum 20% increase in weekend traffic between the hours of 10am and 10pm. It is already awkward to cross the Milton Road at this point with traffic coming from many directions (Milton Road, Berry Hill Road, Horn Hill Road, St Mary's Road, Wallin Road and Clockmaker's Turn), and it is not uncommon to have to wait several minutes to cross safely, especially during peak times. An additional junction within the same few hundred metres will make crossing the road even more difficult, particularly with the increased traffic flow predicted. As part of our comments on application 18/00220/F we asked that there be provision for traffic calming and a pedestrian crossing as part of any future applications to ensure the safety of visitors and residents, however, this does not appear to be factored in. We would support plans that included these as part of the application. We don't doubt that the development will be an asset to the local community, but it must meet the needs of everyone, including neighbouring residents. Kind regards, Rob & Emily Sharpe

**Received Date**

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**Attachments**