

# 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>	Lee Druce
<b>Address</b>	5 Henge Close, Adderbury, Banbury, OX17 3GA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Being a neighbouring property of the site (one of the two closest properties), and having lived around the area for 30+ years, I am generally supportive of the application and need for the sport/recreation facilities. However I do object to elements of the proposed plan which I have outlined below, as well as the lack of a clear business plan and management plan for how the site will be ran and managed in the future. Until this has clearly been communicated its difficult to understand if the site is truly going to be a viable proposition and/or an impact to neighbouring properties. My main objections to the current plan are: - Conditions to be inserted as to the times that the land and proposed community building can be accessed/used. My understanding is that there will be bars with the idea of hosting parties, concerts etc - this will obviously have a significant impact to neighbouring properties and business - not just in Henge Close but generally in West Adderbury. Unfortunately its a known fact that party in the park events now require additional security and fencing due to anti-social behaviour, so conditions need to be outlined in any approval for how these events will be managed in the future. - What plans and conditions are in place to prevent illegal and late night entrance to the car park and fields. I.e. is there a plan to install a locked gate etc.? Please refer to the Thames Valley Police feedback who back up this point - What conditions / controls / security will be in place for the site when the development is taking place (if approved) - What conditions are proposed to limit height and/or introduce maintenance for any new trees planted, in particular those that may be close to the new neighbouring properties in Henge Close, to prevent loss of light and views. - Installation and consultation towards new boundary fencing and/or hedging to neighbouring properties. Currently the parameter of the site is post and rail fencing which will prove a security risk as more people use and have access to the site - Reconsideration of the 'swale' positioning or outline plans to handle likely additional bug/pest control for neighbouring property. - Introduction of traffic control measures on Milton road and plans to adjust speed limits, traffic calming around the proposed site. I don't see any outlined in the current proposal, and given there is already significant concern in the village of speeding, it seems obvious to include this as part of the planning with the increased traffic that will be seen in and around the site - Insurance liabilities in place for neighbouring properties from damage caused by sport use on the site - The current positioning of the car parking (and motorcycle parking) seems a very odd choice given its literally a couple of meters away from the neighbouring properties. The concerns here are obvious with increased traffic, noise and light position. Without wishing to move this burden over to the adjoining business it would make more logical sense to re-position this onto the opposite site of the field or at the very least introduce a substantial green space between any parking and neighbouring properties - In conjunction with the above point of moving the car parking to the opposite site of the field, the main entrance to the community center should face away from the neighbouring properties to encourage people to move away from properties when outside the clubhouse and moving back to their vehicles - Floodlights on the MUGA. Without seeing a comprehensive business and management plan, there doesn't appear to be an obvious need to introduce flood lighting onto a MUGA area, especially given the area of the site is generally in a low lite area. This will cause unnecessary light pollution, and have a large impact to the neighbouring business as outlined in their comments. If the lights are to be installed, again it would make logical sense to move parking close by so that the vehicle parking has additional lighting to that area - Plans for the pathway into the site do not currently seem to be connected to the main vehicle entrance. As outlined in the Thames Valley police report this introduces a heightened risk/exposure to criminal activity. The plans should be re-considered to address these concerns - I would like to see the plan for how the</p>

Thames Valley police comments will be addressed as they have raised some key issues in regards to anti-social behaviour, site security and potential of increased crime. To reiterate, I'm not against the concept of sports pitches and facilities, but there are enough significant concerns raised on this application (both from neighbouring properties and local businesses / police, to warrant further discussion on the current proposed layout, design and operating mechanisms of the site. I would encourage the parish council to offer a meeting with the neighbouring Henge Close residents and business to help address the many concerns that are listed within the comments of this application and seek assurances on the future use of the clubhouse and site. Its nice to see this was done with the neighbouring business following application 18/00220/F, but unfortunately this invite was not extended to local Henge Close residents. I also note that the assurances offered to the business during this meeting was not adhered to in this planning application (as outlined in the comments from Ball Colegrave Ltd.

**Received Date**

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**Attachments**