

Comment for planning application 19/02796/F

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| Application Number | 19/02796/F |
| Location | OS Parcels 3309 And 4319 Adjoining And North Of Milton Road Adderbury |
| Proposal | 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) |
| Case Officer | Matthew Chadwick |
| Organisation Name | |
| Name | David Keable |
| Address | 31 Henge Close, Adderbury, Banbury, OX17 3GA |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>1. In the new Statement mention is made of the 'significant' letters of support from local residents. Of the 50 or so letters of support roughly 60 % are from residents who live either on or to the East of the Oxford Road, meaning that none of this 60% will experience any adverse noise/light pollution from the development. Of the 36 letters of objection virtually all will be directly or indirectly affected by the development. 2. We note that contact has been made with Ball Colgrave who have been given the opportunity to review the revised lighting design, and have confirmed their support of other amendments to the design. We are somewhat disappointed that the Parish Council has not been in contact with the residents of Henge Close to discuss our reservations to the proposed layout. Not all of us are totally against the proposal, and we are certainly not 'shallow and selfish'. We would prefer to ensure an outcome that is satisfactory to all. 3. We do not think the newly proposed hedge and trees buffer between the car park and the houses backing on to the Eastern boundary of the site are sufficient. Even if semi-mature trees are planted it would take several years of growth to provide an effective barrier. The illustration of 'native hedges' on Page 27 of the Design and Access Statement are somewhat misleading, being very mature, and about 2 metres in height, and clearly several years old! On the plans the park for motorcycles are about 10-15 yards from the boundary with the Henge Close houses. The light and noise pollution, combined with the car and motorcycle fumes, are just yards away from the houses on the Eastern border of Henge Close. Furthermore the prevailing south-westerly wind might not clear the fumes from the immediate car park area which is protected from the wind by the hedge to the south of the site. Car fumes could have a significant Impact on the lives of the immediate residents of Henge Close. Advice from a qualified garden designer would suggest that to be effective planting (a noise barrier) needs to be of dense evergreens and at least 8-10 metres wide to give (only) a 25% reduction in noise. A solid double leaf fence or brick wall at a minimum 2 metres high would be more effective. 4. The Planning Policy Consultation Response states that 'Policy AD18 of the Adderbury Neighbourhood Plan' allocates this site for sports and community uses. Proposals for these uses of the land 'will be supported' provided that buildings are ancillary to the operation of the uses and are designed to have regard to the countryside location of the site, and the layout and any lighting have regard to the proximity of the adjoining residential and employment uses'. Paragraph 5.58 states that 'proposals for buildings and any floodlighting must avoid or minimise their impacts on the established amenities enjoyed by the neighbouring residential and employment properties'. The proposed layout of the site, and in particular, the location of the car park has failed to fulfill paragraph 5.58, and the proposal should be rejected. 5. Looking at the site plan as a whole, the proposed two full-size adult football pitches take up roughly 70% of the total area. Who is going to play on the second pitch? A reduction of the second pitch to a 'children's pitch' would enable the second pitch to be 20 Yards less wide, and would enable the car park to be moved away from the Henge Close housing on the East side of the field. With the greatest respect the Parish Council seems obsessed with providing two full-sized football pitches on this site. 6. We note that the revised plan includes the provision of a cricket pitch despite Sport England's comment that the cricket pitch 'is not acceptable to the ECB', and their recommendation that it should be omitted as it will 'not be used.' 7. All our comments pre-suppose that the opening hours for the development, and details of the operating plan and budget will be published for comment and approval. Who will own the site and facilities; who will cut the grass, paint the lines; be responsible for locking up. In addition we would question the need to serve alcohol in the community facilities. We already have four pubs in the village. We would repeat that the Neighbourhood Plan allocates this site for 'sports and community' uses, not a village social club. 8. We do</p> |

not consider that the development provides sufficient facilities for the young people of Adderbury. 9. It is stated in the Adderbury Neighbourhood Plan that a 2016 leisure survey of Adderbury households identified multiple uses with preference being given for a large community centre, football pitches and part woodland on the site. I would respectfully point out there is little additional woodland in the plans, even with the proposed noise barrier.

Received Date

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Attachments