

Comment for planning application 19/02796/F

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	James O'Neill
Address	19 Henge Close, Adderbury, Banbury, OX17 3GA
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Application 19/02796/FULL OS Parcels 3309 & 4319 adjoining LNMR Dear Sir. I wish to submit an objection to the revised layout and configuration of the development listed above. I submitted an earlier objection and comment on 18th January 2020. In addition to those comments I wish to submit the following observations and objections. I am not in principle opposed to the sporting provision although with the planned pitches and amenities in Bodicote, this new development is going to be far too large for the needs of the local residents. It has all the signs of becoming a 'white elephant'. Bearing in mind that the majority of support for the Milton Road development comes from that end of the village, the Bodicote development is more likely to be patronised by residents in that area. One of my principal objections is that the main car park, with space for nearly 100 cars and motorbikes, has been sited on the eastern boundary only feet away from residential back gardens. This is both insensitive and unnecessary. The inevitable noise and pollution is a threat to health and should be located as far as possible from people's homes i.e. along the southern boundary with Milton Road and the western boundary with Ball Colegrave's business premises which are unoccupied at night. It is stated as a condition in the Neighbourhood plan (Policy AD18 vi New Community Facilities) "The layout and any lighting have regard to the proximity of the adjoining residential and employment uses". I feel that the entry to the site needs to be moved closer to the Ball Colegrave entrance as the current position is too close to Wallin Road and Henge Close. The development in question has clearly grown from the concept of a small community development to a substantial complex on the edge of the village within yards of residential housing imposing an inappropriate strain on existing and future capital as well as revenue resources. It would have better to provide a more modest development on this site and redevelop the Lucy Plackett field providing a pitch on each site. There is little or no provision for the younger age groups i.e. under-12 years as well as for small children apart from a MUGA. It is claimed in the planning development that this is a 'community' development. The level of demand for badminton facilities has not been established. A major part of the available Section 106 money has been generated by the Clockmakers' Turn (Henge Close) development with the obligation to mitigate the impact of this new housing development. "Section 106 contributions (also known as Unilateral Obligations) are required by law to mitigate the impact of your development on a local community and infrastructure" To spend virtually all of the Section 106 money to build a sporting complex of this nature and size is clearly in contradiction to the aims of the Town and Country Planning Act 1990 as it adds a new development requiring a new tranche of impacts requiring mitigation. I am alarmed at the proposed external facings of the pavilion and its constructions materials are ugly and inappropriate. Dark metal shutters are not in tune with architectural vernacular. The designers' assertion that the dark colour will recede into the landscape like a rural barn is hard to reconcile with their assertion that it will also make a bold statement. Once again no attention has been paid to the consequences of adding a significant increase to the traffic volumes on the surrounding roads - Milton Road, Berry Hill Road and Horn Hill Road increasing risk to the local residents. In addition - It has not been made clear what the opening and closing times will be. - How will the site be secured to avoid illegal camping and occupation? - What will be added to the precept to maintain the development? - What other events will be held on the site? I hope that you will reject this unsuitable and costly scheme in its current design. It will add unacceptable levels of noise, air and light pollution with a detrimental impact on the amenities of the local residents of West Adderbury. James O'Neill</p>
Received Date	17/03/2020 21:09:28

Attachments