

Planning & Development  
Cherwell District Council  
Bodicote house  
Bodicote  
Banbury  
OX15 4AA

West Bank  
Horn Hill Rd  
Adderbury  
Banbury  
OX17 3EU

16<sup>th</sup> March 2019

Dear Sirs

**Planning Application 19/02796/FULL OS Parcels 3309 and 4319 Adjoining and North of Milton Rd**  
**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)**

We confirm our objection based on the following issues: -

- Principle of development
- Design, and impact on the character of the immediate area including the Conservation Area.
- Landscape impacts
- Residential amenity.
- Protected species.
- Light and noise pollution

We support the arguments put forward in the West Adderbury Residents Association covering the mitigation requirements and the issue of traffic nuisance to this part of West Adderbury in their objection dated the 11<sup>th</sup> March 2020. However, we would wish to point out that the burial ground which lies north and adjacent this development has a high-water table which resulted in the following condition being attached to 17/00588/F

16 *The land proposed for community use (as shown on approved plan PL-03e\_Planning Layout) in association with the Friends Meeting House, hereby approved, shall not be used for the purpose of burials, without the express planning permission of the Local Planning Authority.*

*Reason - It has not been established whether the land is suitable for use as a burial site or whether its use as such would likely cause a risk of groundwater pollution; in accordance with provisions and aims of Policy ENV1 of the Cherwell Local Plan 1996, Policy ESD 8 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.*

The Parish Council have been requested on numerous occasions to undertake bore hole tests to determine the actual water table levels in the cemetery because indicative tests carried out because of concerns to an adjacent property and a well in our garden. The Parish council appear not to have undertaken these simple tests and if so, would be unaware of the future capacity of the burial ground.

The implication for this application is that this land which has following planning consent for change of use of agricultural land to sport/recreation and community use, a possible suitability for a natural burial ground, and which if suitably landscaped could be developed with other community needs. This planning application approval does not appear to rule out the use in part for a burial ground

This of course would need the input of the Environmental Agency, Public Health England and infectious specialists together with ground water tests.

Setting aside the present situation of the dangers that Corvid 19 may bring which may bring further statutory powers there is the issue of simply whether it is seemly or civilised to have to pump water out of a grave just before the committal and watch as water seeps back during the ceremony.

Unfortunately, one cannot trust Adderbury Parish Council to exercise common sense when its actions foster or promote a lack of cohesion in this Parish.

This has become apparent from public consultee's comments where support for this application is mainly from those that live in Twyford and East Adderbury with the exception of the odd ball from West Adderbury who appear to have some sort of vested interest.

We therefore support all the objections put forward by West Adderbury Residents Association in their objections dated the 11<sup>th</sup> March 2020

We trust that you will reject this most unsuitable development application, or find acceptable positive solutions and mitigations to all its major deficiencies.

Yours sincerely

Ann and Colin Astley

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