

From: Laurie Mayer
Sent: 17 March 2020 10:18
To: Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>
Subject: 19/02796/F - objection to amended plan for LNMR

Dear Sir,

I wish to object to the amended plan on the ground that the proposed changes are wholly inadequate in terms of mitigating the severe impacts on residents' environmental health, safety and amenity.

RESIDENTIAL AMENITY

The location of the car park next to back gardens poses a significant threat to health and contravenes the planning obligation to respect residents' amenity. Neighbourhood plan (Policy AD18 vi New Community Facilities) clearly states: "The layout and any lighting have regard to the proximity of the adjoining residential and employment uses".

Exposing homes to noise, smell, exhaust fumes and light pollution from a car park park at such close quarters is a major planning blunder. A few trees and hedges which take years to mature can do nothing to mitigate the smell, noise and pollution of a hundred cars and motorcycles.

USE OF LAND

The current siting of the car park may be the cheapest option but as stated is at the expense of residential amenity. The obvious solution is to relocate the car park along the southern and western boundaries which run by the main road and business premises which are unoccupied at night. The east-west orientation of the two full size football pitches means both Ball Colegrave and residents of Henge Close will be exposed to the direction of play. The Football Association and the original parish council advisory committee both recommended a north/south orientation which would direct play away from neighbouring houses and minimise the impact of crowd noise on local residents. The proposed six metre high protective ball nets should be capable of lowering when not in use to reduce visual intrusion on local gardens.

Apart from a MUGA there is scant provision for younger age groups eg. under 12s. A community development should not exclude them. One full size football pitch and a junior pitch would be preferable to two full size which are simply superfluous as a number of new pitches and a football stadium already have planning permission in Twyford.

A demand for badminton facilities has not been established.

The English Cricket Board has rejected the proposed cricket pitch. This would be far better sited in the iconic village setting of the Lucy Plackett field, a more central recreation area which was promised funding from the section 106 agreement to improve its run down facilities but now seems to have been forgotten.

CONTROL OF DEVELOPMENT

The scale of the development is highly questionable. It has grown uncontrollably from a small community development to a very substantial leisure venue with bars, cafe, concert space, meeting rooms etc. with provision to extend even further. The original car parking capacity of around 30 has mushroomed to at least 150. This will add substantially to traffic volumes with all the attendant air, noise and light pollution.

There is little evidence of demand for such a lavish scheme which raises concerns that it could become a white elephant and drain on the public purse. No one knows how such an ambitious project can be responsibly funded because the long promised robust business plan has still not materialised. Spiralling costs have already led to economies on the build and design of the central

pavilion.

Its sheer bulk and the planned cladding are ugly and inappropriate. Dark metal roller shutters give the appearance of a forbidding penal facility rather than a vibrant community centre. Claims the dark colour will make it both 'recede into the landscape like a rural barn' and also 'make a bold statement' are plainly contradictory. It will be a blot on our beautiful landscape.

UNANSWERED QUESTIONS

There are still too many unanswered questions. What hours will it be open to the public? Who will use it? How will it be staffed and maintained? What will the annual maintenance costs be? Will APC's annual precept be sufficient to cover these costs? What sort of events will take place? Will it be a venue for weddings or outdoor music concerts? How will light pollution be contained? How will the site be protected from crime?

TRAFFIC /ROAD SAFETY

The most serious impact of this scheme will be on the roads. Very significant increases in traffic will be generated on the already dangerous Milton road and yet no mitigation is offered despite years of campaigning by local people for traffic calming measures. Something must be done to protect the lives of pedestrians and all road users from the increased risks of even heavier traffic. All the roads serving this site have massive speed issues of which OCC are well aware but have failed to act on. Four years ago Adderbury Parish Council was keen to explore traffic calming options e.g.road narrowing or associated humps or cushions funded by Section 106 monies but nothing has been done. And yet since then central government has lifted the cap on pooling section 106 contributions. The Local Government and Rating Act 1997 Section 30 allows Parish Councils to contribute towards the expense incurred by a Highway Authority in constructing, moving or maintaining traffic calming works if in the opinion of the council the expenditure is, or will be, of benefit to the community. Section 106 contributions are required by law "to mitigate the impact of ... development on a local community and infrastructure". To spend the total Section 106 money generated by Henge Close to build a sporting complex on this scale without mitigating the associated traffic impacts is contrary to the Town and Country Planning Act 1990 as it adds a new development without mitigating its impact.

There is a perfectly legal way to invest some 106 monies in the roads but no one will because the parish needs every penny it can lay its hands on to fund what has become an over-ambitious vanity project.

The net result is to magnify not mitigate the associated risks and dangers to which the public is exposed.

Unless adequate measures can be taken to address these significant impacts on community health and safety I urge you to reject this application.

Yours sincerely,

Laurie Mayer
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