

Address: House number.....17

Henge Close, Adderbury, OX17 3GA

Planning Application 19/02796/FULL OS Parcels 3309 & 4319 adjoining LNMR

Further to our previous letter of objection earlier this year please find below our additional response to the latest published amendments which include the site layout, car park lighting, roller shutters to the pavilion, MUGA fencing, ball stop fencing and additional tree and hedge planting.

- Whilst, in principle, we are not opposed to the development of sports provision, 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.
- The siting of the main car park with space for nearly 100 cars and motorbikes on the eastern boundary only feet away from residential back gardens is both insensitive and unnecessary. 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"*. We 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 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.
- 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.
- 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 parish council advisory committee have both recommended a north south orientation.
- Relocating the car park as suggested would leave space for one full size football pitch and a junior pitch rendering this community project far more age inclusive. The growth and scale of this development are concerning. The original plan for a village hall with some 30 parking spaces and a couple of football pitches has mushroomed into a full blown venue with bars, cafe, concert space, meeting rooms, a MUGA plus up to 150 parking spaces.
- We have real concerns about the viability of such a venture and the possibility of it becoming a white elephant and a drain on the public purse. The long promised robust business plan has still not materialised so no one knows how such an ambitious project can be responsibly funded.
- The development in its proposed size and supposed costs will have a negative impact on this part of Adderbury adding substantially to traffic volumes and a deleterious impact on air, noise and light pollution.
- 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.
- We consider the proposed external facings of the pavilion and its construction materials ugly and inappropriate. Dark metal shutters are more suggestive of a penal facility than a vibrant community centre. The designers' claim that the dark colour will recede into the landscape like a rural barn are 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.
- There are many unanswered questions. What hours will it be open to the public? Who will use it? How will it be staffed and maintained? Is it intended to appoint a site supervisor/security person? 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? How will the site be secured? Will there be locked gates to prevent illegal entry and occupation?

We hope that you will reject this unsuitable and costly scheme, which appears to be designed principally for senior football teams who have facilities in the area both existing and in the process of planning. 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.

Signed:



Name: GRAHAM MORBIN

Date: 16/05/20