

Comment for planning application 20/01073/F

Application Number	20/01073/F
Location	OS Parcel 0080 West Of Berryhill Road Adjoining And South Of Milton Road Adderbury
Proposal	Use of site for recreational caravan park to include a new amenity building containing reception, toilets, showers and washing facilities
Case Officer	Bob Neville
Organisation Name	Stuart Lowen
Address	Colegrave Seeds Ltd,Milton Road,Adderbury,Banbury,OX17 3EY
Type of Comment	Objection
Type	neighbour
Comments	<p>As a neighbouring business to the planned development we strongly object to the development for the following reasons: The development will have a detrimental effect on the volume and safety of traffic on the Milton Road. The road already has a high flow of traffic at certain times of the day and noticeable speeding along this road. This is a huge concern to us for the safety of our staff and visitors accessing our site, as it is to those living within the community. Adding vehicles from occupants of 70 caravans to the existing highway will be hazardous. What plans are in place to cope with this increased traffic? No public rights of way/footpaths exist or have been proposed to provide in the application along the road into the village from the caravan park. This further increases the risk to road users and pedestrians alike. The village infrastructure is already adapting for a significant change on the Milton Road with the current development of the Sports & Community Facility (19/02796/F). Can the compounded effect of a caravan park within a few hundred metres of an existing development really be beneficial to the local community? Is this a sustainable development for the village, fostering its plan for a well-balanced economic, social and environmental objective? The impact on our business from noise and disturbance of 70 families on vacation during our working day could be detrimental to our 50 staff trying to concentrate on their work. The environmental impact and character on the local area is high. These fields are teeming with wildlife including deer. The development with much hard-standing means tonnes and tonnes of concrete will be poured onto good grade agricultural land and wildlife displaced. A development of this scale will put an enormous draw on the already challenged services such as water, electricity and drainage. What facilities have been put in place to allow for this? If there are to be septic tanks, then these will need to be emptied regularly and the smell is most unpleasant so close to many residencies as well as our own working facility. How will the site be powered? Can the continued supply and pressure of water be guaranteed not to be affected? Our business is dependent on trialling plants in our greenhouse. With loss of water, just for one day could have devastating impact on the operation of our greenhouses. Is this development contributing to the improvement of the roads and services of the village that it will be drawing from? Why do we need a caravan park when we have already numerous similar facilities locally? The proposed development appears not to reflect what would be considered a typical holiday park as the facilities and site design does not reflect this in anyway. The appearance and basic layout more reflect this development could have an alternative purpose now or could easily morph into a less favourable type of caravan park at a later date. This seriously concerns our business for the safety and security of our staff and property.</p>
Received Date	12/05/2020 15:39:04
Attachments	<p>The following files have been uploaded:</p> <ul style="list-style-type: none">Recreational Caravan Park objection from Ball Colegrave.pdf

Response to the Planning Application 20/01073/F for a Recreational Caravan Park

From Ball Colegrave Ltd, Milton Road, West Adderbury, Banbury

Dear Sirs

As a neighbouring business to the planned development we strongly object to the development for the following reasons:

- The development will have a detrimental effect on the volume and safety of traffic on the Milton Road. The road already has a high flow of traffic at certain times of the day and noticeable speeding along this road. This is a huge concern to us for the safety of our staff and visitors accessing our site, as it is to those living within the community. Adding vehicles from occupants of 70 caravans to the existing highway will be hazardous. What plans are in place to cope with this increased traffic?
- No public rights of way/footpaths exist or have been proposed to provide in the application along the road into the village from the caravan park. This further increases the risk to road users and pedestrians alike.
- The village infrastructure is already adapting for a significant change on the Milton Road with the current development of the Sports & Community Facility (19/02796/F). Can the compounded effect of a caravan park within a few hundred metres of an existing development really be beneficial to the local community? Is this a sustainable development for the village, fostering its plan for a well-balanced economic, social and environmental objective?
- The impact on our business from noise and disturbance of 70 families on vacation during our working day could be detrimental to our 50 staff trying to concentrate on their work.
- The environmental impact and character on the local area is high. These fields are teeming with wildlife including deer. The development with much hard-standing means tonnes and tonnes of concrete will be poured onto good grade agricultural land and wildlife displaced.
- A development of this scale will put an enormous draw on the already challenged services such as water, electricity and drainage. What facilities have been put in place to allow for this? If there are to be septic tanks, then these will need to be emptied regularly and the smell is most unpleasant so close to many residencies as well as our own working facility. How will the site be powered? Can the continued supply and pressure of water be guaranteed not to be affected? Our business is dependent on trialling plants in our greenhouse. With loss of water, just for one day could have devastating impact on the operation of our greenhouses.
- Is this development contributing to the improvement of the roads and services of the village that it will be drawing from?
- Why do we need a caravan park when we have already numerous similar facilities locally?
- The proposed development appears not to reflect what would be considered a typical holiday park as the facilities and site design does not reflect this in anyway. The appearance and basic layout more reflect this development could have an alternative purpose now or could easily morph into a less favourable type of caravan park at a later date. This seriously concerns our business for the safety and security of our staff and property.

For the above reasons, we strongly urge you to reject this proposed application.

12th May 2020