

The Old White Hart
Tanners Lane
West Adderbury
Oxfordshire
OX17 3ET

15th May 2020

Mr B Neville

Cherwell District Planning Department
Bodicote House,
White Post Rd,
Bodicote,
Banbury
OX15 4AA

Dear Mr Neville

Re : Planning Application 20/01073/FULL use of site for Recreational Caravan Park

Further to publication of the above planning application I write to **strongly object** to this planning application because it will have adverse effects on the rural community of Adderbury and the safety and well-being of local residents.

Based on my experience of similar applications this planning application makes a further sale of the site more likely and the subsequent move will be to ask for a change of use to either a residential or travellers' caravan park.

My objection is based on the following issues:

1. Need has not been demonstrated in accordance with Planning Policy requirements.

Adderbury Parish is more than adequately catered for by three existing discreetly located caravan parks: one located off the Aynho Rd by the canal, another at Twyford Wharf again by the canal-side as well as extensive provision for wedding and function guests to have pitches at Bo Beep Farm, these are all in positions set out in the Local Plan. There is also a caravan site just 5 miles away at Barford St Michael. All of these satisfy the demand for caravan sites provision, as they are rarely full. This confirms that this application is opportunistic and fails to demonstrate a need.

2. Design and impact on the character of the immediate area

The only suggested permanent feature of this development is the timber clad single storey reception and ablutions block which appears too small for 73 caravans. The proposal includes hard standing internal roads and proposed perimeter tree planting which will (with 73 caravans) not enhance the character of the open countryside on the outskirts of Adderbury.

There are few, if any, open spaces within the proposed site for recreation and a minimum of on-site facilities. The absence of such amenities further confirms that the site is designed for overnight stops or submitted for the sole purpose of gaining a further change of use and it will be then sold on for residential (static trailers) use.

The Neighbourhood Plan defines the following Local Gaps, as shown on the Policies

Map, for the purpose of preventing the coalescence of the settlements of Adderbury and Milton.

Adderbury Neighbourhood Plan Para 5.24 refers to an area of land between the western end of Adderbury and the Parish boundary with Milton. The land shown is considered to be the minimum necessary for the policy to have effect.

The massing of 73 caravans does not enhance the open nature of this countryside site: it will also add to the existing acute problems of road safety.

3. Landscape impacts

The proposal of a site of 73 caravans in what is presently open attractive countryside does not enhance the local landscape and fails to be discreet in nature. There are **no mitigation aspects** that provide sufficient grounds to support this development.

4. Traffic burden on a rural road

The village of West Adderbury already experiences high traffic volumes and excessive speeding resulting in noise and air pollution. The introduction of 73 caravans and cars on to this site will result in a significant increase in traffic volume to this rural road and will increase the danger to pedestrians and other road users.

5. Offers very minor economic value to the local community

This proposal is suggesting that it will provide just one full time and three part-time employment positions. If it attracts any visitors it will only be for a one night stop-off basis because the tourist attractions are some distance away and there are no open spaces nearby or planned.

There are already very serious concerns regarding the potential increase in the levels of noise, light pollution and increased traffic volumes should the application for a sports development on the land north of Milton Road, with its entry just a short distance from the proposed caravan site, be approved. The application for a caravan site, so close to two new residential developments will radically alter the rural landscape amenity.

We trust that you will reject this most unsuitable development.

Yours Sincerely



Gareth Stapleton
Architect

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