

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

West Bank
Horn Hill Rd
Adderbury
Banbury
OX17 3EU

For the attention of Ms Caroline Ford

1st May 2018

Dear Ms Ford

Planning Application 18/00220/F

Land North of Milton Road Adderbury

Change of use of agricultural land to sport/recreation and community use, Class D2

Following our letter of the 12th April concerning the above application by four Parish councillors we wish to make it clear that we do not support this re-application because of inadequate detail and lack of preparation. The application form suggests this is an outline application but we are informed it is a full application.

Not with standing whether it is outline or full this planning application is for D2 planning uses, but based on an evidence assessment of village needs, it should also include single use burial ground which would be of importance to the community. A burial ground might only require a part of the site and of course would require bore hole tests to check for ground water to ensure that it was suitable. There is evidence from the Environmental Agency, using Lidar and tests on an adjacent well, that suggests at the southern end of the site the ground water is 8 meters below the surface.

It would constitute a waste of public money for a future Parish Council to have to take back the land, unpick whatever legal agreements were put in place with users of the land, undo whatever developments were not useful and then develop a sensitive and aesthetic burial ground that befits in decency, deceased Parishioners and the bereaved. Five sites were briefly looked as part of a Sustainability Assessment for a burial ground during the preparation of the Neighbourhood Plan and this site stood out because of its location and because it would not require the Parish to purchase the land.

The following issues on this site were identified, including drainage and archaeological remains. Within a report to the Parish Council from a consultancy firm looking at the feasibility for a recreation ground they provided the following guidance.

"5.1 General

In order to achieve a uniform gradient across the site and to ensure surface gradients meet the

Recommended guidelines for sports pitches, a comprehensive earthworks operation would be required which would involve stripping off the existing topsoil cover and grading the underlying exposed subsoil to provide a uniform sub-grade with falls which conform to current Sport England/FA guidelines for pitch slopes. It is anticipated that an operation of this nature may not meet APC's anticipated scope of works.

As such, as a minimum requirement, in order to achieve smooth and uniform surface levels suitable for amateur sport, it is recommended that the existing topsoil surface is trimmed and levelled using suitable levelling equipment. In the areas designated for the cricket square and multi-use games area (MUGA), more extensive level adjustments would be required involving stripping off the existing topsoil cover and grading the underlying exposed subsoil to provide a uniform sub-grade. Similar earthworks operations would also be required for areas designated for car parking and site access. In order to improve the drainage characteristics of the site, it is recommended that a high quality piped drainage system is installed at intensive centres. The drainage performance of the pitch areas/cricket outfield could be further enhanced with the amelioration of sand into the upper soil profile and the provision of secondary drains in the form of sand slits or sand bands cut into the various pitch areas which will help to remove water off the surface and transfer this into the porous backfill above the underlying pipe drains. This is recommended as the site soil is imperfectly drained in its current condition. Sand amelioration typically involves ameliorating the native site topsoil with suitable quantities of a fine to medium sand. A commercially viable option would be to cultivate the existing topsoil surface, import 25-50 mm depth of sports sand and ameliorate into the existing topsoil in layers to provide an upper soil profile with improved drainage characteristics. Upon completion of the above soil amendment, minor levelling and cultivations would take place. Before the installation of any piped drainage systems can be considered, a positive outfall needs to be established into which water collected by the drains can be discharged. At this location, the most obvious local outfall would be the existing ditch channel located to the north of the site which ultimately discharges to an existing outfall adjacent to the small cemetery. The existing ditch is located in the lowest lying area of the site so it should be feasible to discharge water to this location using gravity and without the need to install any mechanical pumping systems. Before utilising the existing drainage ditch as an outfall, the vegetation and scrub surrounding the ditch would need to be thoroughly cleared.

In upgrading the ditch, it is recommended that a section of unperforated drainage pipe is installed along the line of the existing ditch to ensure a positive connection to the ultimate outfall. It is understood that APC own the land through which the existing ditch passes however permission from the relevant authorities may be required as the ditch ultimately connects into an existing surface water network.

*If the above option of carrying out level adjustment and ameliorating the existing topsoil surface with sand **was considered to be beyond APC's budgetary constraints**, the budget option would be to retain existing surface levels and soil condition and install a new drainage system. A secondary system of sand slits or sand bands is recommended, particularly on any areas to be utilised for sport. To only install a high quality piped drainage system and supplement this with secondary drains such as sand slits or Koro sand bands will improve the situation to some extent **however it will not result in an ideal quality surface that can withstand high levels of use and in particular use during periods of inclement weather conditions.***

Clearly the report identifies the need to level the site and provided drainage to be discharged into a water course that is located on the northern edge of the site. It does not as it is not part of their

brief, to address the issue of the effect of rapid drainage into the water course and its affect on local floods.

Attached to this letter are 18 photograph of the flooding of Arboretum House, the Cemetery, Horn Hill Rd, Round Close Rd, and Tanners Lane which were taken in February 2014. These photographs indicate that the culvert which not only runs under Eridge House but also under Horn Hill Rd and several properties in Round Close Rd and presently surfaces within the site of the old Roman Catholic Church were subject to flooding.

During the flood, flag stones were lifted off the water course in Round Close rd indicating by the water level did not abate, that either the capacity of the water course was not capable of dealing with the flow rate or there were blockages further downstream.

Because part of the drainage to this area is by a piped culvert, and the only way it can become obstructed is from material and debris from Parish Council land then the Parish Council has a responsibility for flooding problems.

This letter of objection needs to be read in conjunction with our letter of the 12th April 2018 in that the applicant this time appears to be applying for outline planning permission, and has answered this time question 5 incorrectly in that the proposal lies within 20 metres of a water course and because the proposal will provide a flood risk elsewhere unless attenuation is installed. Attenuation will be a costly addition to the overall budget and will create ongoing maintenance issues for any tenants of this site.

Our letter of the 12th April stressed the need to survey the site for archaeological remains and the impact of the archaeological finds on the detailed proposals .The need to establish whether early pre-historic remains exist which would confirm more of the extent of the earliest settlement in Adderbury which is of great importance and therefore would be a requirement of a planning consent.

We therefore continue to object to this planning application on the grounds of the lack of detailed proposals addressing our concerns an apparent omission of adequate and risk assessments.

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Yours Faithfully

Councillors: - C Astley
T Gill
S Jelfs
P Clarke

Encl. –Table of Photographs concerning Floods in Adderbury during February 2014

P1000694	Rear of Arboretum House
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P1000695	Flood water entering rear garden of Arboretum House from Cemetery (Parish Council Land)
P1000 696	Photograph looking through garden boundary of Arboretum House showing water course in flood in the Cemetery (Parish Council Land)
P1000697	Photograph looking through garden boundary of Arboretum House showing pumping out of water course in flood in the Cemetery (Parish Council Land)
P1000698	As 695
P100 699	As 696
P1000700	Photograph looking through garden boundary of Arboretum House toward Friends Meeting House in the Cemetery (Parish Council Land)
P1000701	Photograph looking at the rear passage of Arboretum House showing flood water between Arboretum House and Eridge House
P1000702	Photograph of front garden of Arboretum House facing onto Horn Hill Rd showing flood water
P1000703	Photograph looking at water passing through front wall of Arboretum House into Horn Hill Rd
P1000 704	Photograph in Round Close Rd indicating slabs to water course removed.
P1000705	Photograph in Round Close Rd indicating slabs to water course removed.
P1000 706	Photograph in Round Close Rd
P1000 707	Photograph in Round Close Rd
P1000 708	Photograph in Tanners Lane indicating Fire Brigade pumping out
P1000 709	Photograph in Tanners Lane indicating flood water at Partridge Court
P1000 710	Photograph in Tanners Lane indicating Fire Brigade pumping out
P1000 711	Photograph in Tanners Lane indicating flood water at Partridge Court