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10th May 2018

Caroline Ford
Planning and Building Control
Cherwell District Council

Dear Caroline

Planning Application: 18/00220/F - Change of use of agricultural land to sport/recreation and community use, Class D2 | Land North Of Milton Road Adderbury Oxfordshire

I submitted personal conditional support for this application on the 2nd March 2018. You may recall within that submission I alluded to the fact I chair the project group (Working For Adderbury Community – WFAC) which is working alongside the Parish Council seeking to fulfil the creation of sports pitches and a community facility on this land.

In the period that has elapsed since that original message our research work has progressed substantially and our vision for this field has now been created. This actively seeks to deal with some of the issues which have been raised as planning objections.

In reading the correspondence on your planning portal it is evident a number of individuals are confused by the planning process; some fail to grasp the fact that the field layout supplied by the Parish Council is simply indicative to allow for calculation that the site can accommodate the sports pitches and a community building. I therefore provide herewith the field layout that is actually being proposed by WFAC to the Parish Council and my suggestion as to how to move this application forward.

The WFAC proposal

Please see the attached field layout diagram.

We are proposing one adult and one junior football pitch, a multi-use games area (MUGA) suitable for tennis, netball and basketball and a trim trail around the edge of the field. The design includes a play area and skate ramp.

We have included a pond in the north-east corner to act as a nature led focal point, but more importantly as a natural balancing pond to restrict the flow of water from the field into the surrounding drainage system.

We are suggesting a potential public footpath link to existing routes through the north-west corner and would hope to arrange pedestrian access via the north-east corner of the field through Adderbury Cemetery.

We have utilised the Football Association's recommended pitch orientation for the youth and adult playing areas and in doing this the general north-south kicking direction vastly reduces any very small risk of ball intrusion into properties east and west.

WFAC's plans do not include any permanent floodlights.

The field will also include a new, modern single-storey community centre which will include a large main hall, capable of being divided in two, dance/keep fit studio, meeting room, fully functioning kitchen and bar area, sports changing rooms and a reception/café area.

The above clearly seeks to benefit the whole community and protect the interests of those living locally. We have reached the above position through extensive consultations with local groups and individuals, a number of officers from Cherwell District Council and the Oxfordshire Playing Fields Association.

Possible Way Forward

Should Adderbury Parish Council accept WFAC's proposal as stated above the full detail will need to be formally submitted to Cherwell as a comprehensive planning application. Therefore many of the objections raised here are irrelevant at this stage as they should be considered in the context of the actual field layout when that application is submitted. I understand those individuals have enough concern to have contacted yourselves and so it is understandable they would seek some protection to this fall-back position.

In order for WFAC to move its work to the next stage it is important "change of use" permission is granted as this is likely to assist us in securing funds for the project.

Therefore I wonder if in this situation you would be able to grant permission for the "change of use" but stipulate this does not give permission for any work to take place in the field and no use must be made of the field until a further full application is made and approved. This would seem a fair middle ground.

Conclusion

There is a difference between genuine concern and those simply scheming to derail this project. I believe WFAC's work addresses the issues of those with concerns. In last year's Parish Poll villagers comprehensively voted in favour of this scheme and whilst Adderbury continues to have a small contingent that believe they can do to this scheme what the House of Lords seeks to do to Brexit, in reality they may try and delay, but all they are really doing is wasting public money trying to overrule the majority. I hope Cherwell officers and members will seek to support Adderbury's majority and trust the information I have supplied and my suggestions as to how to expedite this matter speedily will assist.

Kind regards.

Yours sincerely,

Andy Green



Trim trail / footpath running around field

Access for emergency vehicles to the sports pitches

Option I

Option II

Sports & Community Centre

New vehicular access

pitches (adult and under 13-14)

MUGA
Tennis/
Netball

Natural pond

Carpark

Sports and Community Centre

Play area

Skate area