

Dear Sirs

**Planning Application 20/01073/F use of site for Recreational Caravan Park
To include a new amenity building containing reception, toilets showers and washing
facilities.**

Whilst we fully support the efforts to improve the rural economy in an appropriate way this application is for a large caravan park in an area where no major tourist attractions are on its doorstep, it is not designated as an area of outstanding natural beauty. The proposed development provides little employment opportunity and no economic benefits to the immediate community. Should permission be granted it will be at the expense of not enhancing but despoiling the open nature of this countryside and will add to the already established traffic safety issues of Milton Road.

We therefore strongly object to this planning application because it have an adverse effect on the rural community and the safety of local residents.

Our objection are based on the following issues:

- A need has not been demonstrated
- Design, and impact on the character of the immediate area (Adderbury/Milton Gap-Local Plan)
- Landscape impacts
- Traffic burden on a rural road.
- Offers very minor economic value to the local community

This property has been on the market for a considerable time and members of this community have a reasonable concern that this application is a 'trojan horse' for further development and sale of the land in question which this planning application makes more possible or even likely. A subsequent move will be to ask for a change of use to either a residential or travellers' caravan park.

Need has not been demonstrated

Adderbury is, of course, an attractive village with an historic Church, the Quaker Friends Meeting House. Ball Colegrave has a flower and plant Summer Showcase every summer. There is an annual steam fair, and within the village there is a day of dance. However, all of this does not amount to a significant tourist attraction which is more than adequately catered for by two existing discreetly located caravan parks, one located off the Aynho Rd by the canal and the other at Twyford Wharf again by the canal side 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 must surely satisfy the demand for caravan sites as they are rarely full, demonstrating that this application is opportunistic and fails to demonstrate a need.

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) damage the character of the open countryside on the outskirts of Adderbury.

There few, if any, open spaces within the site for recreation and a there is a minimum of on-site facilities. The plan as drawn in the application shows 73 pitches with little space for other recreational activities which further confirms that it is designed for overnight stops or submitted for the sole purpose of gaining a further change of use which will then be sold on for residential (static trailers) and traveller use.

The Neighbourhood Plan defines the following Local Gaps, as shown on the Policies Map, for the purpose of preventing the coalescence of the following settlements:

- i. Twyford and Bodicote/Banbury*
- ii. West Adderbury and Milton*

Development proposals within a Local Gap will only be supported if they do not harm, individually or cumulatively, its open character

Adderbury Neighbourhood Plan Para 5.24 states the second covers an area of land between the western end of Adderbury and the Parish boundary with Milton Parish. Although not as immediately at threat from development, the gap is still sufficiently small in visual terms that development that may otherwise be acceptable in the countryside may be inappropriate here, if its height or massing begins to coalesce the two villages. Again, the land shown is considered to be the minimum necessary for the policy to have effect.

The massing of 72 caravans does not enhance the open nature of this countryside site: it will also add to the existing acute problems of road safety.

Adderbury Neighbourhood Plan Policy AD20 Promoting New Employment and Tourism Proposals for new employment and tourism uses will be supported within the defined Adderbury Settlement Boundary provided there is no harm to the amenities of nearby residents or to other land users by way of noise, air or light pollution.

Proposals to intensify employment uses within the defined area of an established employment site elsewhere in the Parish will be supported, provided the height and scale of any new buildings do not harm the overall open character of the surrounding landscape.

Proposals for tourism and leisure development along the Oxford Canal, as shown on the Policies Map, will be supported, provided:

- i. they will sustain and enhance the special character and appearance of the Conservation Area;*
- ii. the height and scale of any new buildings do not harm the overall open character of the surrounding landscape;*
- iii. they will not harm the linear biodiversity value of the canal; and*
- iv. they will not undermine the navigational and safe operation of the canal.*
- v. they will enhance access and use of the canal towpath for walking, cycling and other recreation and leisure pursuits.*
- vi. new facilities for canal users, other than appropriately located small scale car parks and picnic facilities, should be located within or immediately adjacent to settlements*

Landscape impacts

The proposal for a site of 73 caravans in what is presently open attractive countryside does not enhance and fails to be discreet in nature. The application asks if the site can be seen from the road:

“Can the site be seen from a public road, public footpath, bridleway or other public land? NO”

This is clearly not true. There are no mitigation aspects that provide sufficient grounds to support this development.

Traffic burden on a rural road

The speed and traffic volumes of the Milton Rd are acutely experienced in the village of West Adderbury where excessive speeds are encountered every day and the noise and pollution from increasing vehicle volumes due to developments within the area presents safety issues for the residents. This has been starkly drawn to everyones attention by the recent absence of normal traffic due to the corvid 19 pandemic. The introduction of 73 caravan on to this site is a significant increase in traffic volume to this rural road and they will be at danger from speeding traffic on this straight road.

Offers very minor economic value to the local community

This proposal is suggesting that it will provide one full time and three part time employment positions. If it attracts any visitors it will only be for night stop-off basis because the tourist attractions are some distance away and any economic benefit will be with those attractions.

There are already very serious concerns regarding 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 and exit just a short distance from the proposed caravan site be approved. The approval of the establishment of a caravan site in very close proximity should be of major concern to planners, the police and the Adderbury Parish Council. It will be opposed vigorously by the residents of West Adderbury.

We trust that you will reject this most unsuitable development.