



SAVE OAKFIELD

NEWSLETTER

FEBRUARY 2019

AN APPEAL TO SAVE OAKFIELD

An appeal against the unanimous rejection of McCarthy & Stone's planning application in December 2018 has been launched. The appellant is YourLife Management Services, who were joint applicants with McCarthy & Stone.

We have applied for and been granted Rule 6 Status at the appeal, which will take the form of a public hearing lasting up to six days. Save Oakfield spokesperson, Richard Joy commented, "It's essential that we continue to make our voices heard. We simply won't accept the loss of Oakfield Recreation Ground as an open space for the local community to enjoy, nor all the physical and mental health benefits that such an open space offers."

Having read through the appeal documentation submitted by YourLife, we have taken the decision that we shall be representing ourselves at the hearing. The money raised last time will adequately cover our expenses, so there will be no appeal for monetary help on this occasion.

Your opinion counts - make it known

We strongly urge all New Bilton residents to write to the Planning Inspectorate, to reiterate what they said previously. It is perfectly fine to resend your letter from last year with a covering letter indicating that you have reviewed the appeal and stand behind your previous comments.

If you would like to add some further detail to your previous letter, or if you haven't written before and would like to on this occasion, then we've provided a helpful template in this newsletter that you can use for inspiration.



The key element, as we see it, is that YourLife are arguing that the existence of the palisade fencing means that the open space they are proposing is actually a gain, and they have backed this up with other appeal decisions that have been found in favour of the developer who had erected such fencing around a field.

However, there are vast differences between these cases and Oakfield. The most important one is the shape of the open space being offered, which doesn't provide the variety of sport and recreation that is necessary of such a space.

It really is of limited value as it is less of an open space, and more of a walkway (see picture). In short, the open space being offered is of no public value because its uses are limited to little more than picnics on a roadside and we urge you to make this point.

How to send your objection

The contact address for the planning inspector, Tim Salter, is: The Planning Inspectorate (England), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Equally you may email him at tim.salter@pins.gsi.gov.uk. Be sure to mention Oakfield Recreation Ground in Rugby, and the reference APP/E3715/W/18/3219296. **The deadline for letters is Monday 4th March.**



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YOUR ADDRESS

Tim Salter
The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN.

Date : 24th February 2019

Re: Appeal reference APP/ E3715/W/18/3219296 : Oakfield Recreation Ground, Rugby.

Dear Mr Salter,

I am writing to object to the appeal by McCarthy & Stone against the refusal of their planning application for the development of Oakfield Recreation Ground into an Extra Care Retirement Village by Rugby Borough Council.

I objected to the original planning application in December last year and wholeheartedly agreed with Rugby Borough Council's grounds for refusal at the time. I have reviewed McCarthy and Stone's grounds of appeal and my view remains the same, that any development of the Rec is entirely inappropriate for the following reasons.

OR

I strongly support Rugby Borough Council's reasons for refusal and am of the opinion that any development of the Rec is entirely inappropriate for the following reasons :-

Oakfield Recreation Ground is part of the New Bilton ward which has a significant shortage of green space when compared against Rugby Borough Council's own Open Space Standards. The lack of use of Oakfield as an Amenity Green Space at the present time is simply due to the Heart of England Co-operative fencing it off, but that action has not removed the need for open space in the area.

This was a well used and valuable community asset, surrounded by beautiful and mature trees, which still enhances the Bilton Road conservation area and where all members of the community came together to play, exercise and generally interact throughout the day, every day.

The balance of development to open space left by the proposed development is completely unacceptable and, due to its irregular shape, this 'open space' is little more than a path flanked by a couple of strips of grass. It would be practically unusable and exclude the majority of the activities that previously took place.

I suspect McCarthy and Stone will suggest that there is an acute need for extra care housing in Rugby and that this need should override the value of this asset to the community. I strongly disagree. This scheme is completely unaffordable for the people of Rugby and the value of this important asset to the residents of New Bilton is priceless. A simple case of need does not mean that development can simply be allowed to happen in an entirely inappropriate location.

Please uphold Rugby Borough Council's reasons for refusal and reject this spurious and ill-conceived appeal.

Yours Sincerely

YOUR NAME