

Once again, we find ourselves locking horns with our local landowner who seems unsatisfied with simply being a farmer! Can it be any coincidence that the proposed fishing lakes and associated accommodation is adjacent to the recently prohibited MX track (still undergoing daily works by the way) and on land previously, and unlawfully, annexed as a camping and parking area when the former MX track was in use?

This new development is simply not needed. According to fishadvisor.co.uk, there are 94 fishing lakes in Oxfordshire, Warwickshire and Northamptonshire including 20 with 20 miles of this new site and 5 within 10 miles of it.

Please see through this application for what it is: a backdoor to creating a holiday park on the doorstep of the Cotswolds AONB. Two glaring errors in the application documents shed light on this:



1. Page 35 of the Preliminary Ecological Appraisal shows a further development to the southwest of the A422 with what appears to be 18 larger “dwellings” or accommodation units accessible only from the proposed fishing lakes development.

2. Page 21 of the Site Access Appraisal reveals the true intended extent of the site where the PDF builds to reveal the site plan once fully developed which includes 51 cabins, 23 pods, a large building (possibly a house, accommodation building or restaurant) and twice as many car parking spaces.



Furthermore, the Preliminary Ecological Appraisal Report has significant areas which have been redacted on pages 3, 18, 19, and 31. What is being hidden here?

The Application Form is riddled with other errors and inconsistencies compared with the supporting documents, for example:

- On page 6, Trees and Hedges, it states that there are no trees or hedges on the proposed site, yet the ecological survey clearly identifies these and marks out some which are “Ecologically valuable” and must be retained. Do we trust this developer to do this given their track record?
- On page 7, Biodiversity and Geological Conservation, that there are no protected and priority species on land adjacent or near the proposed development. Yet we know from the independent work carried during the MX track objection that there are great crested newts present in the stream which boundaries the adjacent field.
- Page 8, no biodiversity plan, no waste plan.

The Design and Access/Planning Statement states “The Wroxton Moto Cross Club utilise a track immediately to the north of the application site.” This no longer exists as motocross racing is prohibited following the planning department ruling last year.

It goes on “The creation of a sustainable leisure development would benefit and sustain other businesses in the local area, for example, the pubs, restaurants, cafes and shops in Alkerton and the surrounding villages.” There are none of these other than a couple of pubs and an Indian Restaurant – the latter which is already well used and often full!

Water source: it must be considered by the planners where the water for these lakes will come from. It is not clear how deep the lakes will be nor what sort of fish they will be stocked with but assuming a depth of 2.5m and the area of the two main lakes is shown to total 370,000 sq m, then the volume of water required will be, allowing for the ribbon lakes too, around 1,000,000 cu m (one million cubic metres). Water in lakes of this size will evaporate and seep; where will water to maintain the depth come from?

If the lakes become overfull, what are the plans for dealing with the overflow as it cannot be simply allowed to filter into the nearby brook where GCN are known to breed.

One could go on, but this plan is just boiler plate modified to fit this space which lacks a need or essential detail in this location. The true intentions are inadvertently revealed as explained and I hope this proposed development spread into the rural countryside will be thrown out.