

# Comment for planning application 24/00375/F

<b>Application Number</b>	24/00375/F
<b>Location</b>	Os Parcels 7685 6871 8775 1582 3675 3173 1865 0250 8545 7331 1724 And Part 0006 Adjoining Stratford Road A422 Wroxton
<b>Proposal</b>	Formation of two fishing lakes, two nursery lakes, the siting of 15 accommodation lodges, 8 pods, a management building and ancillary vehicular access, parking and landscaping
<b>Case Officer</b>	Katherine Daniels
<b>Organisation Name</b>	Ms C Brayshay
<b>Address</b>	Eastgate,Hornton,OX15 6BT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object, strongly, to this additional planning application to alter the character of this piece of protected countryside in the Ironstone Downs area of the North Cherwell district. There is a wide range of valid Planning-based reasons to refuse the application, notably:</p> <ul style="list-style-type: none"><li>- The scale and leve of noise and light pollution from the development would cause significant harm to the living amenities enjoyed by nearby residents, espeically those living adjacent at Wroxton Heath, at Hornton Grounds Farm and overlooking the site from the surrounding hills</li><li>- It would also cause potential serious business amenity harm to the Indian Queen Restaurant which is right next to the proposed new access road and which, in a major oversight, has NOT been notified or consulted by Cherwell Distritc Council in this matter. It is a matter of public record (on the Planning Portal) that the live-in manager and team running this business have already, in the past, suffered significantly due to the impact of the MX track on this same site. Enough is enough.</li><li>- It would seriously detract from the rural character of the area - not least because, if you click on a link presumably inadvertently included by the applicant, it is clear that they intend to use the initial develomentas a precedent and increase its scale massively: if you go to page 21 of the Site Access Appraisal, there's an aerial visual of the site. Then suddenly all these details appear and the application for 15 units etc turns into 48 units, 23 huts, a 120 space car park and a big red building that looks like a house or, perhaps, a club house. Then they all disappear, to be replaced by the plan the applicants have applied for, with 15 units, eight pods and a 60-space car park.</li><li>- The development is, therefore, contrary to saved Policy ENV1 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance in the National Planning Policy Framework</li><li>- The proposed development, and the application materials accompanying it, fail to adequately take account of, or secure the safeguarding of, protected species (including the proven GCN in the immediate vicinity) and sufficient mitigation for impacts resulting from the construction of lakes, lodges, fish stocks and fishing and parking etc and the consequent impact on drainage and the local Sorbrook and Horley Local Wildlife Site. With ensuing light pollution and on-site parking, partying and traffic a detailed mitigation strategy would be required to overcome this level of harm and it is questionable whether such a strategy would be viable. The development is, therefore, contrary to Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and the government guidance in the National Planning Policy Framework.</li></ul> <p>In addition:</p> <ul style="list-style-type: none"><li>- Adding a main road access from a busy Stratford Road - where there are two other junctions nearby, where heavy goods vehicles reguarly break the speed limit and illegal motorbike racing takes place and where it would be only a short distance from the access to the Indian Queen's car park - would exacerabate the hazards on this stretch of road.</li><li>- Adding a new main road access to this piece of land might also be regarded as an attempt</li></ul>

by the landowner to 'legitimise' the access to the MX track on the same piece of land: all of the land - for the proposed fishing village and the MX track - is owned by her. The MX track currently has an Enforcement Notice against it but one expects that the landowner will try to resurrect racing and, indeed, she has made this clear to officers and adjacent residents.

- Hence, the proposal fails to ensure adequate access and egress arrangements to the detriment of highway safety and congestion.

- This would be worse still as the applicant has failed to submit any controls on the size and frequency of events.

- The development (assuming that this site is suitable for fishing lakes at all), due to its size, massing and location in the open countryside, causes harm to the character and appearance of the local area and its waterways. It therefore fails to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework.

- The proposal is without an adequate drainage maintenance strategy, which fails to demonstrate that it will be compatible with mitigations and improvements necessary to overcome harms to ecology and appearance. Hence, it is contrary to Policy ESD7 of the Cherwell Local Plan 2011-2013 Part 1 and Government guidance in the National Planning Policy Framework.

- Also missing is a waste management plan, a wildlife site survey, a renewable energy plan or anything to prove the sustainable nature of a site which would be accessible by car only.

- There is no local need for the facility.

**Received Date**

18/03/2024 11:09:59

**Attachments**