

Comment for planning application 24/00375/F

Application Number	24/00375/F
Location	Os Parcels 7685 6871 8775 1582 3675 3173 1865 0250 8545 7331 1724 And Part 0006 Adjoining Stratford Road A422 Wroxton
Proposal	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
Case Officer	Katherine Daniels
Organisation Name	Peter and Anne Joyner
Address	The Gables, Millers Lane, Hornton, OX15 6BS
Type of Comment	Objection
Type	neighbour
Comments	<p>We object to this proposal on the following grounds.</p> <ol style="list-style-type: none">1. It is glaringly obvious that the size and its location in the open countryside causes harm to the character and appearance of the 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.2. An unintentional glitch in the presentation of the plan reveals the developers intend to massively increase the size and character of the site if and when permission is granted. There will be environmental damage to an area already known to harbour rare species; light pollution; noise and disturbance during lengthy construction.3. The site is previously quarried, 30ft below local ground levels and even in this unusually wet winter is not flooded and is not fed by any springs or streams. The plan does not say where the water is coming from, or how the ponds will be kept clean enough to maintain fish stock. There is no adequate drainage maintenance strategy and it 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.4. Contrary to the claims made in the application, there is no need for this facility locally. There are already 21 angling sites in the immediate vicinity of Banbury together with ample accommodation. Indeed, there is a fishing lake a short walk from Hornton and it is rarely, or ever used. It would not provide any local employment as there is no public transport and anyone working there would have to travel by car from outside the area.5. As it stands this application makes no sense on a business level. Consider the massive investment needed to construct and stock the site as per the original plan, let alone the larger, hidden, version. A day's fishing licence is 7.10. Fishing is a largely solitary pursuit and yet all of the proposed accommodation is multiple. What are the other members of the party going to be doing - riding a scramble bike on the adjacent, closed, MX track perhaps? There are 81 pegs in the original plan - even if all of these are occupied, which you must admit is extremely unlikely, that amounts to an income of 575.10. It would take many years to recoup the initial outlay and pay wages and maintenance if fishing were all that was planned.6. The new entrance to the main road is deeply concerning on two levels. Firstly this is a notoriously busy road and is used as a racetrack by motor cyclists most weekends. Secondly, it would provide direct access to Mrs. Kerwood's land and to the closed MX track.7. The only existing local businesses - the Indian Queen, who contrary to planning law, have not been notified of this application, and Hornton Grounds Farm, have both strongly objected to the proposal.8. Although not covered by any official reasons for refusal it is impossible to ignore the track records of both the developer and the landowner. Both have demonstrated a loose

regard for planning regulations and, it has to be said, contempt for local opinion. It is entirely possible that the long term plan for this site on both sides of the main road, since that previously quarried land also belongs to Mrs Kerwood, is for a full on Leisure Park, with holiday accommodation around 'tranquil lakes' and green woodland, lodges, pods or tents, a clubhouse, a scramble bike track and who knows what other attractions. This would be the only way that this proposal could possibly work as a business proposition. If permission is granted at this early stage then this project could likely grow to a scale which entirely changes the whole nature and character of this area.

We therefore implore you, Councillors, to refuse this application.

Received Date

20/03/2024 10:24:00

Attachments