

Mrs. Brenda Vandamme
Partway House
Swalcliffe,
OXON
OX 15 5HA

November 27,2020

Mr. Bob Neville
Cherwell District Planning
Bodicote House
Banbury, OXON OX15 4 AA

Ref : Planning Application- SPE 20/02956/F

Dear Mr Neville

As owner and occupant of the neighbouring property, Partway House, I write in connection with the proposal from Swalcliffe Park Equestrian Ltd to construct three large, permanent horse jump structures (Cherwell District Council Reference 20/02956/F). All three constitute s55 development and, having reviewed the proposal documents and relevant policy, along with revisiting case history,

I write to **OBJECT** to the proposed development for the reasons outlined below.

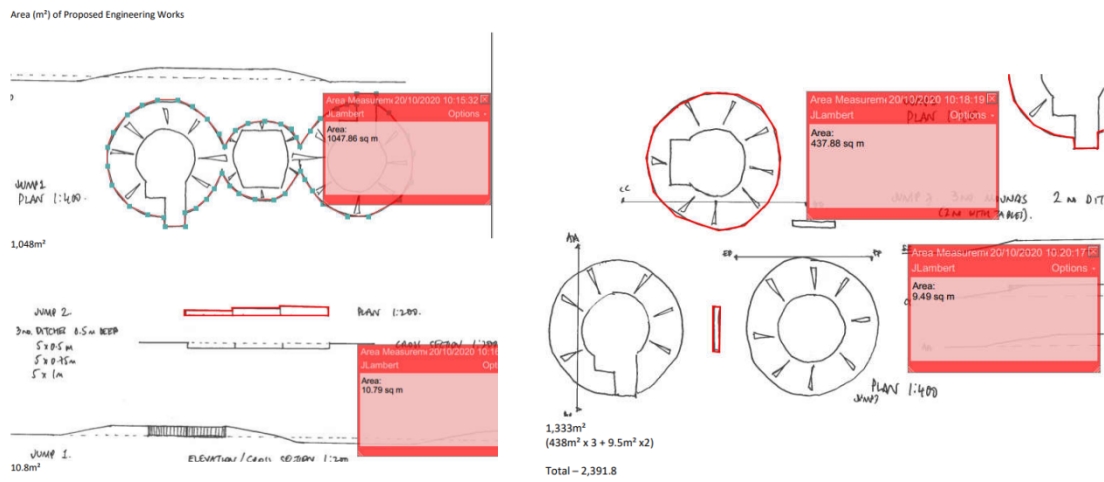
The proposed structures are significant, permanent, large urban features, incongruous in the landscape and open countryside setting. As such, the proposed development is wholly contrary to Local Plan Policy ESD13 '*Local Landscape Protection and Enhancement*', given that it does not respect or enhance local landscape character. Instead, the proposed development: will cause undue, harmful visual intrusion; will cause undue harm to the landscape and topography; would be inconsistent with local character; will have a harmful impact on tranquillity; will harm the setting of nearby properties; and will be harmful to the historic value of the landscape.

In addition to being contrary to Local Plan Policy ESD13, the proposed development also fails to comply with a number of other Local Plan Policies. These include Local Plan Policy PSD1 '*Presumption in Favour of Sustainable Development*', given that the proposed development is wholly unsustainable and in an unsustainable location, particularly in encouraging car-based traffic arising from an intensified use. Requirements of Local Plan Policy BSC10 '*Open Space, Outdoor Sport and Recreation Provision*' are also not met, with no 'open book' financial analysis provided to justify the alleged need for the proposed development in terms of use viability and commercial attractiveness/competitiveness.

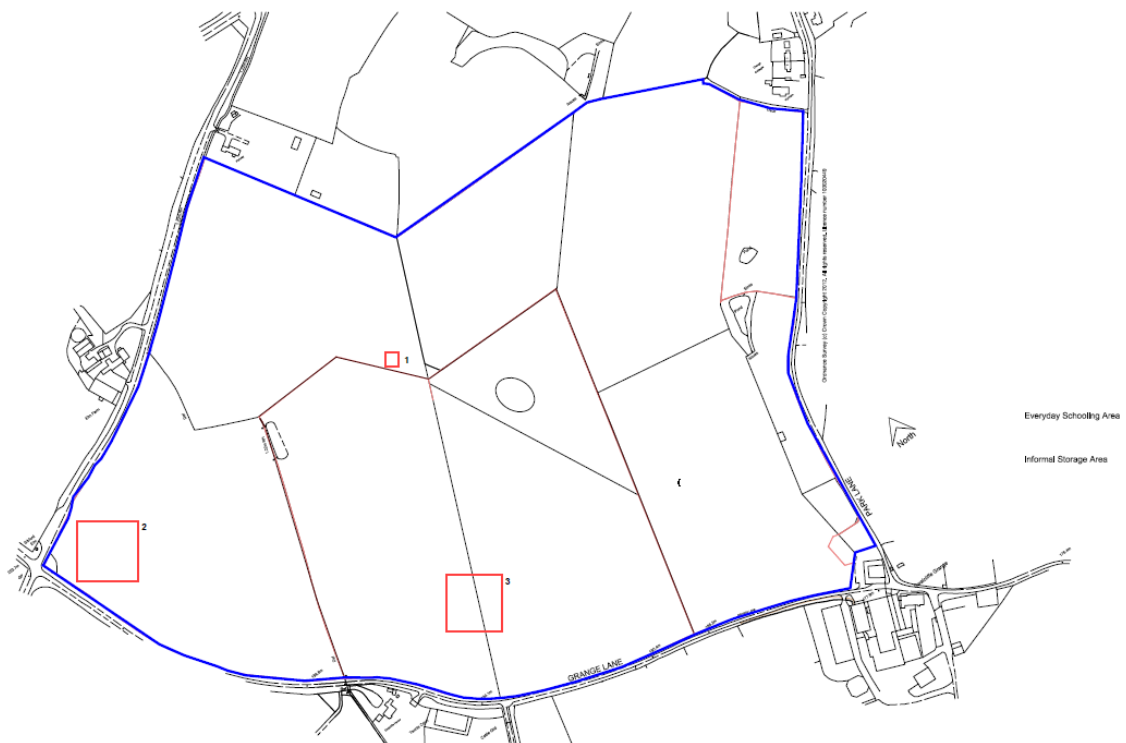
In addition to the above, the proposed development will inevitably result in a significant and harmful intensification of use on the permitted restricted number of days, with associated adverse highway and traffic implications. Not only contrary to Local Plan Policy BSC13 which only seeks development that is conveniently accessible, this also runs counter to the

spirit of and detail associated with approving the 2014 proposed development and associated conditions (Cherwell District Council Reference 14/01762/F).

Finally, we are concerned that the drawings submitted are not representative of the development, for example the sketches contained in the document marked as “area of Proposed Engineering Works” show a series of features which are not shown on the site plan. It is therefore impossible to imagine what these features will look like or indeed the scale of these once they are installed.



Site Plan:



In the perhaps unlikely event that you are minded to approve the proposed development it will be important to have these checked, based upon a Topographic Survey. It would also be helpful to have sections provided showing the relation between the height of the structures and a jumping horse and rider against the height of existing hedges.

For the reasons set out we ask that the planning application be **REFUSED**. We would also ask to be kept informed as matters progress.

We would also ask that Cherwell District Council and Oxfordshire County Council seek to **enforce conditions imposed upon the 2014 planning permission**, especially in relation to management of noise, traffic and events.

There have been several breaches in the past, most notably Enforcement Case - 17/00065/BCON and Enforcement Case - 19/00049/ENFC.

Thank you, Brenda Vandamme