

Stone Edge
Wroxton Heath
Banbury
Oxfordshire
OX15 6EU



Mr George Smith MSc
Senior Planning Officer
Development Management, Place and Growth Directorate
Cherwell District Council North Oxfordshire
Bodicote House
Bodicote, Banbury
Oxfordshire OX15 4AA

10 September 2020

Our Ref: StoneEdge/PlanApp:20/0216/CLUE
Your Ref: Lawful Development Certificate: 20/0216/CLUE

Dear Mr Smith,

**Lawful Development Certificate: 20/0216/CLUE
Unauthorised Change of Land from Agricultural to Motorsport with Significant
Intensification over Recent Years and Erection of Timber Fence**

I am writing to object to this application.

I will very soon be the new owner of Stone Edge, Wroxton Heath, which is currently owned by my mother. I have visited the property many times over the years that it has been owned by my parents.

I am aware of the motocross track, but there is no doubt that during the time I have known the property, the number of meetings has increased as has the number of vehicles increasing the scale and magnitude of the meetings.

I wish to object for the following reasons:

Visual amenity – if permission were to be granted, it would undoubtedly lead to further expansion.

Adequacy of parking/turning – aerial photographs show the vast numbers of vehicles parked.

Highway safety – the number of vehicles travelling to and from the circuit has increased substantially (I understand that at the most recent meeting there were 250 vehicles). The unnamed lane (a single carriageway) which my property leads from is unsuitable in terms of width and maintenance. Potholes are constantly forming (some have only recently been repaired).

Air pollution – a significant number of large diesel motor-home vehicles, numbering in the hundreds drive along the single track roads, including the one adjacent to my property, which produces a noticeable increase in the smell of exhaust fumes.

Traffic generation – if this application is approved it would allow for larger and more frequent meetings resulting in a higher density of traffic.

Noise and disturbance – when my parents first moved here the volume of noise from the track was high on meeting days, but tolerable. Depending on the wind direction or no wind also determines the volume of noise. (The Indian Queen restaurant is further along the A422 and situated nearer the track. On meeting days the noise is almost unbearable.)

Density (vehicles) – as mentioned above, the number of vehicles is increasing with a knock-on effect on the mass of (large) vehicles exiting the field (along a track unsuitable for such vehicles) onto the highway, and then either turning left and passing through the small village of Hornton, or right and along the unnamed lane to gain access to the A422.

Landscaping – I understand that quite a substantial amount of construction work with associated heavy vehicles has been carried out without the required planning permission.

Road access – for the number of vehicles accessing/exiting the site is not satisfactory. Vehicles then have to turn with limited vision either left and through the small village of Hornton, or right and then on the unnamed lane in Wroxton Heath.

Nature conservation - I am unsure if the noise of the racing and increased vehicle use is having a detrimental effect on the wildlife in the local area. Balscote Quarry Reserve, which is close by, was “purchased by the Banbury Ornithological Society in 1998. This 6.2 hectare disused quarry site provides a wonderful wetland habitat for birds. Part of the reserve is a wetland flash area formed by seasonal rainfall that may dry out in summer. There is also a deep pool which retains water all year”.

The site is in an agricultural field in a rural setting that does not appear to revert to agricultural use during the ‘closed’ season.

The number of meetings has increased and exceeds the number of days under ‘permitted use’ as have the number of days during which the site is being set up/used. Bigger national and international events are being hosted on the site consequently enlarging the existing camping areas.

As I understand it, if permission for this application is granted there would be no limits to its usage unless stringent conditions were to be applied and, more importantly, adhered to. I am concerned that the proposal would almost certainly mean an increased usage in terms of the number of race and practice days and lead to an enlargement of the site.

For the above reasons I am opposed to the proposed application for a Lawful Development Licence.

Yours sincerely,

Andrew S Bock

I AM ARRANGING TO HAVE THIS LETTER HAND-DELIVERED AS I HAVE BEEN UNABLE TO E-MAIL IT TO THE PLANNING PORTAL.