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Hornton
Banbury
Oxon OX15 6DB

Bob Neville
Senior Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

9 October 2020

Dear Mr Neville

Re: Application No 20/02453/F for fuel depot including ancillary offices, the installation of plant and hardstanding

We are writing to express our deep concern re the above planning application.

What is the possible justification for such an environmentally challenging development in this rural location on a non-allocated site? What possible benefits can there be for the local community? There will be a significant and detrimental visual impact on the character and appearance of the much-valued surrounding countryside, which is predominantly agricultural land. It will also have a negative impact on the Bed and Breakfast and livery yard business at the Grade-2-listed Hornton Grounds Farm where people come to stay for peace and quiet and an escape from the noises of urban life. The 24-hour operation of a fuel depot virtually on this property's doorstep is definitely not what they have in mind!

Surely this location is entirely inappropriate in terms of transport links. Both the main routes from the M40 are completely unsuited to a large increase in heavy truck movement. From the Banbury M40 junction 11, vehicles would have to negotiate the often very congested route through Banbury to the A422 (with 7 roundabouts). This route goes through the villages of Drayton and Wroxton; in the latter, there is a sharp right-angled bend (on the Banbury side of the village). Any increase in heavy good vehicles would have a seriously deleterious effect on the residents living on or near the main Stratford road (A422). The

possible routes from the Gaydon M40 junction 12 would seem even more problematic with any route requiring the ascent of the Edgehill escarpment and extensive use of minor roads (in particular, through the village of Edgehill itself). In addition, any individuals employed at this site will be reliant on private car travel to get to and from work as there is no public transport nearby and, from our own personal experience, bicycling on the A422 is neither a pleasant nor particularly safe experience!

There are Public Rights of Way close to this proposed development, which will be physically and visually impaired by this development. These include the D'Arcy Dalton Way, a popular route with many hikers, which we walk regularly with our dogs and which involves crossing the main access road to the proposed development. This will doubtless become somewhat hazardous due to the inevitable increase in heavy tankers going to and from the proposed fuel depot!

In our opinion, there is a potential risk of oil contamination of the adjacent agricultural land and nearby stream (one of the sources of the River Cherwell) as the ditches running alongside the access road tend to flood when there is heavy rain, with water pouring over the adjoining field, over the track leading to Hornton Grounds Farm into the fields beyond that, then dropping down into the stream.

We understand that this area of land has permission for Class B2 use dating from 1987 when quarrying was underway and later for stone cutting, but we had always been assured that it would eventually revert to agricultural land as promised/indicated when the original development was granted permission.

We feel very strongly that if this development were to be approved, it would set a dangerous precedent for further development on agricultural land in the local area.

Yours sincerely

Mr and Mrs A Higgins



cc John Offord, Chairman, Hornton Parish Council
Cindy Koberl, Clerk, Hornton Parish Council