

Comment for planning application 21/00517/F

Application Number	21/00517/F
Location	Land Used For Motorcross Stratford Road A422 Wroxton OX15 6HX
Proposal	Creation of a motocross track and soft landscaping scheme and the change of use of agricultural land to hold moto-cross events including set-up, take down and private practice sessions, with associated camping site, for up to 65 days per year and agricultural grazing (retrospective)
Case Officer	George Smith
Organisation Name	Anne Joyner
Address	The Gables, Millers Lane, Hornton, OX15 6BS
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to address the document compiled by Mid West Planning of Shropshire who have been commissioned by the applicants to prepare their primary supporting statement. 2.9: 3.7 Claim: "Application..for up to 24 days per year." Fact: Planning Portal : " for up to 65 days per year and agricultural grazing (retrospective)" 2.9; 2.10; 5.15; 4.11; Claim 1. 'Provide much needed additional local employment opportunities and economic growth" Fact: The track does not employ anyone from the immediate locality, and contributes nothing to the local economy, in fact the reverse is true. 5.17 Claim 2. 'Manor Farm operates a campsite..allows users to visit local public houses, restaurants and shops' Fact: a) The complete opposite is true. There are no local shops except the Farm Shop at Hornton Grounds. To their knowledge no-one from the campsite has ever visited it. Fact: b) The Indian Queen restaurant is very well supported locally and is within walking distance of the site. They were the first to submit a strong objection letter to the application (see on the portal). We have ourselves witnessed the anti-social and frightening behaviour they have highlighted in their letter and now avoid using the restaurant when there is an event on. The Manager has told us that they are unable to use the outside seating area during the summer days because the noise is intolerable for customers. Fact: c) The very successful farm B&B and livery business at Hornton Grounds have submitted strong objections on many fronts, (see the portal). Among their many justified objections is that the disturbance caused by the Motocross will render their business completely untenable if it is allowed to continue. Fact: d) The Dun Cow pub in Hornton is the only pub in walking distance. It is very well supported locally. The landlord has said that only two MX families have ever made bookings in their restaurant, and one of those groups never turned up. So far as they are aware no-one from the MX track has ever frequented the pub. If a large party 'from outside' ever did turn up unexpectedly then existing bookings would always be prioritised and since they are normally fully booked at weekends they can say that truthfully the motocross track has no beneficial impact on their business. Fact: e) There are several small B&B businesses in Hornton. None of them could possibly accommodate MX vehicles because there is no, or extremely limited, parking. To the best of their knowledge they have never had bookings related to the MX meetings. Most of their guests are looking for a peaceful country retreat for the weekend, so the MX in operation is only detrimental to their business. 6.5 Claim: "will support local.so that they can continue to be available to the local population and offer year round opportunities for local people'. Fact: This is a pointless statement. Local businesses do not need or get any support from the mx track and 'year round opportunities for local people' is just a fallacy. 3.1 Claim: "mixed use of agriculture and as a motocross track." Fact: Until this application was submitted the land used by the track has not been used for any agricultural purpose. Claim: "which has been operating for over 30 years." Fact: This gives the impression that the situation has been the same for 30 years. In fact the so -called improvements to the track and its considerable enlargement have only happened since about 2018. For the 20+ years before that it was a small, locally used track which the local villages tolerated happily. 3.2;3.3 This clause refers to the time scales for planning control. It is to be hoped that since the 'COVID" years 2019 and 2020 have been exceptional the planners will take this into account. Fact: COVID restrictions have prevented the MX track from operating normally for the best part of two years. The applicants have taken the opportunity of this 'down time' to make further significant enlargements and improvements to the track, taking it from small local dirt track to a highly acclaimed, nationally recognised motor sport facility. 4.4;4.5 Claim: The Social Objective - planning to provide "healthy, inclusive and safe" places. Fact: This whole paragraph bears very little, or no, relevance to</p>

the application for an MX track. 4.6;4.7;4.8 Claim: The Environmental Objective - Fact: 4.7.e and 4.8 d of their report, far from being supportive, highlights many of the reasons why this application is being so radically opposed! M/F 4.16 Claim: Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment Fact: It's difficult to see why this has been included in their submission since no part of it relates to granting planning permission for an existing motocross site where the enhancement and biodiversity of the natural environment has already been destroyed. It can only have been included as a smokescreen. 4.17 Claim: Policy ESD13 Local Landscape Protection and Enhancement Fact: It's difficult to see why this has been included in a document purporting to support the application, particularly since it says proposals will not be permitted if they would "be inconsistent with local character; impact on areas judged to have a high level of tranquility". Exactly our point! 5 ; Planning Policy Assessment. Point 5.1,5.2 and 5.3 Have been commented on earlier. 5.4; 5.5 There has never been any doubt locally that the MX track has a loyal following. For many years it was never an issue, it is only since the ambitions of Mrs. Kerwood and Mr Pounder to promote the track as an International standard racetrack in the last few years that it has become a problem. There is ample proof of this recent expansion that will be covered in much detail by other submissions. It is abundantly clear from the letters of support of the application that the applicants have gravely misinformed the loyal followers of the track. They have been told, by Jessica Pounder on social media, that 'the locals' want to close the track down, that the protests are all down to nimbyism, that it's 'just a few' people inflicting their will on the majority. This has led to a lot of unpleasant, insulting comment and only serves to inflame the situation and close down communication, which is a shame. To quote from one of the letters in support of the application 'why did they choose to live here in the first place? You wouldn't buy a house near Brands Hatch or Silverstone if you wanted peace and quiet, would you?' This person has unwittingly summed up our argument - no-one here did buy their property expecting the small local bike track to morph into Brands Hatch or Silverstone over the next few years, which is clearly what can, and will, happen if this planning permission is granted.

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Attachments