



The countryside charity
Oxfordshire

Campaigning to protect our rural county

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Ms. G. Magnuson
Cherwell District Council (by email)
Planning Department
Bodicote House
Bodicote
OX15 4AA

13th February 2023

Dear Ms. Magnuson

21/00517/F

Land used for Motorcross, Stratford Road, A422, OX15 6HX

Creation of Motorcross Track and Soft Landscaping Scheme and the Change of use of Agricultural Land to Hold Motorcross 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)

The CPRE continues to strongly object to the above referenced application. The original reasons expressed in our letter of 7th April 2021 cannot be addressed by the ongoing proposal and its updated documents. An area of rural countryside has been destroyed, its purpose changed, without the required approval of the planning authorities. The landowner has blatantly ignored the authority of the Council and its Planning Committee.

As other respondents have noted the officer's attempts to define the conditions with which the applicant must comply are vague and ambiguous in a number of respects. Given the disregard the applicant has shown Cherwell District Council's authority in the past and the rather laissez-faire approach taken to enforcement, it is a major concern that once permission to proceed is granted the applicant will feel little compunction to comply with the conditions, nor will the Council supervise and, if necessary, enforce against failure to do so.

Of significant importance is the fact that your own Landscape Architect, Mr. Screen, has essentially indicated that the applicant has failed to provide a necessary level of response and reassurance in respect of the landscape requirements. The applicant has failed to employ someone of adequate expertise or if such a person has been, they have failed to provide sufficient analysis and detail to answer the concerns of the Council's own officer. The applicant has signally failed to address the comprehensive list of



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shortcomings and requirements upon them to allow for the proposal to proceed. We would suggest that this further demonstrates the overall level of bad faith with which this applicant has thus far acted.

It seems contrary to the principles of democracy that the expressed concerns of a large section of the local population and interested groups and parties seem to be overlooked in favour of an individual local landowner who, to date, has shown no regard for their neighbours. Those in opposition are directly effected by the noise pollution and other impacts to their locale; the applicant most notably is not.

Yours sincerely,

Robin Oliver
Chair, CPRE Cherwell District