

Rachel Tibbetts

From: Gemma Magnuson
Sent: 07 March 2023 16:32
To: DC Support
Subject: FW: MotoX

For 21/00517/F – thanks

Kind regards

Gemma Magnuson (Mrs) MRTPI MTCP
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Please note that my usual working hours are Monday to Friday 9.00am to 3.00pm.

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservations@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

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Subject: MotoX

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Hi,

I am writing to you to urge you to defer the application for the MotoX adjacent to Hornton village in order that it can be reconsidered in full or as a bare minimum that the conditions are rewritten to ensure that they adopt the best practice from other councils and national bodies and are enforceable.

To implement conditions that are unclear, hard to enforce and do not incorporate best practice would demonstrate a complete lack of protection for the environment.

I have attached below, a summary that has been shared multiple times by HPC and I fully support.

I would be grateful if you would carefully consider these points and publish this email on the CDC Planning portal, along with my objection, prior to the proposed meeting on Thursday

Reasons to review, refuse and think again

- It's time for a fresh look at this hugely problematical application – it has taken over 18 months to get this far.
 - The applicant has let the land and watercourse fall into even greater disrepair in the meantime.
 - Banbury MX Club – always the pretext – has ceased to exist. The guy running the track has fallen off the radar.
 - There are numerous poorly-drafted conditions - full of loopholes, omissions and ambiguity - in this document. Far more conditions, of much greater complexity, than normal. This indicates how much is wrong with the location and nature of this proposed track.
 - This all begs the question again – should it be refused? It's not too late as permission has still NOT been granted and there are numerous valid reasons to refuse it that were ignored first time around.
 - The applicants have not established any lawful use of the site. They were invited to do so by the submission of an application for a lawful development certificate, but withdrew it. The Committee should therefore be invited to judge the application on the basis that there is no such lawful use. On that basis the policies in the development plan clearly indicate a refusal on landscape Impact and Residential Amenity grounds.
- The committee is not, as its officers appear to be suggesting, bound by the committee resolution of June 2021. The committee may lawfully revisit that resolution and change their minds.
- If this scaled-up track goes live again there will be massive CDC resources needed to enforce, monitor and deal with complaints and legal challenges from at least six parishes – eg. CDC Planning, Environmental Health, Ecology, Enforcement, Building Control and Legal will be inundated. This, too, is a measure of how much is wrong with this application.
 - There is another Cherwell national-scale motocross track at Arncott, Bicester, near the M40 – the right location. We don't need one to desecrate a beautiful Ironstone Downs conservation-status landscape and ecologically-protected wildlife habitat.
 - The only sensible fallback option is to defer this decision, tighten up these conditions and consult with the ward members, which was a commitment made in June 2021.

Best regards

Mike Carabok
Prentice House, Millers Lane, Hornton, OX15 6BS