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 Partway House

 Swalcliffe, OX 15 5HA

November 27, 2014

Cherwell District Council

Attn : Bob Neville , Bob Duxbury, A. Preston

 Planning Dept

CC: Rose Stratford- Chairman of Planning Committee

 Rob Lowther

 Jackie Fitzsimmons

 Rozinah Shah

Ref: Application 14/01762/ F

 Swalcliffe Park Equestrian

Dear Sirs,

**INTRO**

**Cherwell Development and Conservation Strategy – 2012-2015**

“ It is important to understand and conserve what is special and to use this

in decisions about future growth and development”

The current and third Application by SPE is misleading and vague and will have

catastrophic effects on the villages of Swalcliffe and Sibford Ferris and their

residents . Likewise, the additional traffic drawn to the Area will negatively impact

Tadmarton, Brailes, and Broughton with traffic and noise . We do not believe

sufficient nor adequate Consultations have been made by Cherwell Council,

especially an EIA which is a European and National Regulation to protect residents

amenity and local amenity. This Application should be refused . Cherwell Council should

request that the Applicant look at Alternative Locations.

From the standpoint of :

1. **Traffic**
2. **Noise / Nuisance and Harassment**
3. **Conservation**

 **IV. Landscape- High Landscape Value**

1. **Archaeology**
2. **Health & Safety/ Pollution : Water, Ground, Surface, Drainage**
3. **Environment & Ecology**

This Application is an unworkable scheme laid out across fields of High Landscape Value,

which have been farmed for over 100 years . These fields **have received taxpayers subsidies**

to stay green or be farmed **through 2010** and should remain fields protected as

**High Landscape Value** .

 **2**

**The Taylors are trying to rewrite history.**

**This area is far too small for training and competitions for 365 days**

**a year for 50 horses and certainly far too small for 28 days of Large Events of 250 riders .**

It would be gross negligence for Cherwell Council , without having examine the

Major Project with an EIA study , a Consultation with English Heritage, a review of Swalcliffe’s

Conservation area and boundaries, an independent ecology report, and an independent landscape

and traffic report , to even begin to contemplate allowing such an amount of activity to

take place on Grange Farm in this location. The long term consequences are enormous .

**We contest Cherwell Council’s Screening Opinion on EIA for this current Application.**

There is no financial justification for SPE to be given authority to use

parts of the land for up to 365 days , 8am to 8pm and the rest of the fields

for 28 Days of Large Events. There has never been any business plan nor budget submitted

and SPE was only formed in 2011 .

Large Events with 250 riders often have twice as many horses competing and approximately

3 times the number of vehicles, ie 750 car and lorries. People often have relatives, grooms, trainers,

Sponsors, or other breeders /owners, vets, and others in addition to their lorry or trailer /car.

These vehicles will be using the local network of country roads and bringing huge amounts of traffic

to our Area during the months Feb through Oct , ie the spring and summer months

when everyone else would like to enjoy their properties and benefit from the outdoors.

**An event each weekend of March through October** !

1. **TRAFFIC**

Whilst Oxford County Council , for the previous application, originally said “NO “to the

Application for 365 days for up to 50 horses schooling , he was persuaded to change his mind

saying the previous application did not include the 28 Days of Permitted Development and was

only for schooling.

Well, now the application includes :

* **365 days of schooling for up to**  **50 horses** **AND**
* **365 days of competitions for up to 50 riders ( which can mean 100+ horses)**
* **28 days of Permitted Development of up Large Events** **to 250 riders ( ie up to possible 500 horses)**

There is **absolutely no way** that Oxford County Council could do anything but reject this

Application for its sheer level of traffic and road use . The network cannot handle this level ,

size of lorries, roadwork deterioration as per the Traffic Officer’s earlier memos and comments.

The lorries at 28 Days of Large Events are 12-15 tons, diesel , up to 20 feet long , 13 feet wide, and

12-15 feet high. They are simply too big for this Area and the roads are already busy .

Grange Lane cannot have vehicles heavier than 7.5 tons and most horse boxes are **over that**

**Weight restriction. Clearly Grange Lane is already suffering from the Anaerobic Digester , which has not even commenced use, as per several letters from residents. Trffic going through the Gate**

**off of Main Street will be a huge eyesore to the Landscape, dangerous to the roads, and a loss of**

**amenity for the Residents with Noise and Pollution and Harassment.**

In addition**, this traffic severely endangers the flow of main street traffic between villages** at any

 3

and all time of the day , negatively impacting ambulances, doctors, firemen, schools , and other

public services from doing their job and possibly saving lives.

We have made 3 Noise Surveys during Large Events including the latest one on Sept 21, 2014 as per attached. This Survey contradicts that Noise Survey made by SPE .

1. **NOISE**

The Noise factor is far worse than in the 2 previous applications for which we had included

Noise Assessments taken during a medium size horse show, ie 150-250 riders. The Noise

will be far greater in its severity and its duration . These noises are not in keeping with the environment of tranquillity and the noises which are natural to the farmland.

-**Shows generally last from 8 am until 7 pm : Nuisance, Harassment, Loss of Amenity**

 **These would be allowed 365 days per year under this Application for up to 50 horses**

 **& 28 days of Large Horse Shows.**

 **-Neighbors and village residents of Swalcliffe and Sibford can hear :**

 **Tanoys, Whistles, Carn Horns, Bells, Dogs, Galloping Horses, People, Cars, Lorries, Motorbikes,**

 **Four wheel-Drives.**

**\*Human Rights Act : Protocol 1, Article 1 guarantees “ peaceful enjoyment of all their possessions which includes the home”**

**\*\*Human Rights Act: Article 8 guarantees the “ protection of private and family life**

1. **CONSERVATION**

The red lined area in this Application borders the Conservation Area of Swalcliffe and in particular **four Grade 2 properties down Park Lane** . It also represents **views into and out of Sibford Ferris .**

From the Cherwell Council website ref Sibford Conservation Area:

**“ Protect positive views into and out of the Conservation Areas, in particular across the valley and out over the country”**

**“Ensure the retention of the important areas of open land such as the valley bottom and sides between the settlements”**

**“Preserve the setting of the Conservation Areas as required by the 1990 Act”**

**“ Seek the retention of the historic openness of the Valley and encourage its protection through discouraging of piecemeal erosion”.**

**Swalcliffe**

Cherwell Council is at fault for not having reviewed Swalcliffe as a Conservation Area since **1988.**On the Cherwell Council Conservation website, the Council states that it will review Conservation villages at a minimum **every 10 years**. Swalcliffe is one of the North Cotswold villages with the most Grade 2 listed properties and has not had a review nor an increase to its Boundaries **for 26 years.**

 **4**

**Sibford Ferris**

Sibford Ferris was last reviewed 2011/2012 by a Conservation Officer. In Oct 2011 Survey the **majority of villagers surveyed wanted the Conservation Area extended.**

**Cherwell concludes ref Conservation** **Sibford Ferris** that :

**“Both unsympathetic permitted development and unauthorised permitted development cumulatively result in the erosion of the historic character and the appearance of the Conservation Area”**

**Natl Planning and Cherwell Local Planning :National Planning Framework March 2012, Paragraphs 109&123**

1. **LANDSCAPE**

The red lined Area in this Application are Fields designated **HIGH LANDSCAPE VALUE.**

The Landscape will be harmed irreparably by **the PARKING AREA** , **A RIDING SCHOOL AREA** indicated by the red striped lines 365 days a year , massive **PARKING OVERSPILL** 365 days a year, **HORSE JUMPS** BOTH PERMANENT AND MOVABLE 365 days per year, paraphernalia such as **JUDGES BOXES, WATER TANKS, TRAILERS, MUCK HEAP SKIPS, PORTALOOS, CARAVANS, SIGNAGE,** TEMPORARY FENCING AS THERE IS NO LAND DEMARKATION AND NO NATURAL DIVIDES OF THESE FIELDS.

These are all things which are not in keeping with the rural character of the environment and surroundings.

**Cherwell Local Planning : C10, C13 , C27, EN 34**

1. **ARCHAEOLOGY**

Our house, Partway House, has a vast Archaeological field just to the other side of our house together with a World War II monument.

There is also an Archaeological Field between Grange Farm and Boycotts House on Grange Lane.

These are mostly Roman artifacts . These are areas which are widely visited by people enjoying the Footpaths and bridleways down Grange Lane , in and around the Grange Farm/ Swalcliffe Park Equestrian fields.

**Cherwell Council has made no consultation or examination of the Archaeological impact of this Application.**

1. **HEALTH AND SAFETY/Air , Ground, Water , Surface Pollution**

 **5**

**This Application multiplies by a factor of 10 the effects of Noise, Harassment, Nuisance, Air Pollution, Ground Pollution, Water Pollution, Surface Water Pollution , Pollution from the Anaerobic Digester.**

**Air Pollution :** Particles of PM 10 , which present huge European and National concern of the impact on public health, environmental health. This is from Carbon Monoxide from Diesel Lorries. Cherwell Council has not even assessed the long term cumulative impact of the traffic from the Anaerobic Digester which will also be Carbon Monoxide from Diesel Lorries . In addition, there is the pollutive **.**

**\*\*In addition, Cherwell Council has not made any study of the cumulative impact of the Air Pollution and Noise Pollution on the Local Wildlife , Plant life , and the 3 Rare Species of Bats on Park Lane.**

**Ground Pollution, Water Pollution, Surface Water Pollution**

Since August 2013, we have complained to the Council that we are fearful for the pollution to the High Landscape Fields adjacent to our property , ie the red line area of this application.

Horse activity 365 days of the year on a large area of this field will cause a high level of horse manure, dog waste and human waste to contaminate the Natural Water Stream that runs across these fields and into our Natural Water Well and on down into the village of Swalcliffe.

With regular flooding reported as a problem with drainage on Park Lane, we believe that this Ground Pollution combined with a horrendous large Parking Lot with inadequate drainage at SPE will be terrible for Health and Safety of the local residents.

1. **ENVIRONMENT & ECOLOGY**

**No study has been made by Cherwell Council nor Oxford Council. No EIA as per Regulations of EIA 2011 has been conducted.**

**“**The development as changed or extended may have significant adverse effects on the environment.”

No consideration has been made by the Council for the wildlife , including 3 species of rare bats, and other animals as well as plants and birds. The roosting and reproduction of these will be severely impacted.

National Planning and Local Planning :Local Plan 1996 AG5 Saved Policy / C8,C10,R2 of Horse Development

**CONCLUSION**

We have suffered from unauthorised development with no Enforcement measures taken by the Cherwell District Council since they were made aware of breaches in August 2013. We hear these noises very clearly and from all 4 sides of our property : traffic , noise at all hours of the day , whistles, loudspeakers, horns, dogs, etc : no notification of times, no framework or design, no

 6

formal organisation , no consideration of neighbours, no consideration of the villages or the residents.

**We wish Cherwell Council to reject this Application and render these Fields part of the Conservation Area of Swalcliffe to protect these fields from any future applications** .

**By using Article 4 DirectionCherwell Council can deliver their promise of protecting the character and environment of the Area for the benefit of its residents for years to come. This is their duty.**

**Attachment : Noise Survey of Walker Beak Mason**

**Attachment : Photo 2009 : Agricultural Fields of Grange Farm**