



BARBY & ONLEY PARISH COUNCIL NORTHAMPTONSHIRE

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21st July 2023

Dear Sirs,

Re Application No: 2023/5783/MAF

Proposal: Proposed demolition of existing agricultural building, creation of additional earth bunds and associated green infrastructure, widening of existing vehicular access and provision of temporary vehicular access during construction period off Barby Lane

Location: Cadman Sporting Barby Lane Barby West Northamptonshire CV23 8UX

Barby and Onley Parish Council wish to object to this planning application and request that this matter be decided by the planning committee instead of delegated to a planning officer.

The Parish Council's objection in relation to the sporting club's previous application, WND/2021/0767 also remains and should be read in conjunction as many of the points overlap with this application.

The reasons for the Parish Council's objection to the current application are as follows:

1. The further development of an area which sits in open countryside is contrary to the National Planning Policy Framework. The onus is on the applicant to demonstrate that the benefits of the proposed development outweigh the harm to the countryside and on parish amenities. The applicant fails to do this.
2. There is no proven economic benefit of this development to the local community.

IMPACT OF DEVELOPMENT ON PREVAILING CHARACTER IN THE AREA

3. The impact of the development on the prevailing character of the area cannot be understated. The report states that the addition of further bunds “*will adversely affect the landscape character of the local area due to a change in topography and the introduction of unnatural landforms*”. The developer states that this is mitigated as the landscape is of low to moderate quality so the development will not result in an unacceptable impact on the landscape character. However, this is the inherent character of the area, hence the proposals are against the National Planning Policy Framework which states that developers should recognise the intrinsic character and beauty of the countryside.

4. The application is contrary to WNC LP Env1. The developer needs to show that the development respects the local distinctive character of the particular landscape character area.

5. The application is contrary to the following policies in Barby and Onley's Neighbourhood Development Plan: BO-GP1 - Development will not be permitted where it had a detrimental impact on the character of the area in which it is located; BO-D2 - Development proposals seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads.

VISUAL IMPACT

6. The proposed development will have a detrimental visual impact. The developer claims that the visual impact of the development will not be significant due to its location and it will not be visible. However, as footpaths EC10, EC12 & EC15 end or start on Barby Lane, with no car

parks available, pedestrians have to walk along Barby Lane to access these paths and the

bunds will be visible. It is only on the M45 that views will be transient. The view from the exit from the Canal towpath is also on Barby Lane. There is no mention in the report as to views of bunds from Norcroft Lane which is another well used parish walking circle. There is only mention that the development may have an adverse impact on views from Ashtree Farm and a shortened view from Dantree Farm, hence walkers and drivers down Norcroft Lane will also be affected by the change in view.

7. The photographs from view points included in the documents accompanying this application are taken when trees in full leaf and vegetation at the highest point so are not representative of the majority of the year.

8. It will take over 30 years, for the plants/trees that are proposed, to grow to a significant size to have any landscaping effect upon these "unnatural landforms" that the developer wishes to build in the open countryside.

9. The majority of the native tree species that have been proposed are deciduous therefore would provide little or far less noise cushioning impact for a large part of every year. Again this concept is entirely unproven to even work at all.

HIGHWAY ISSUES

10. Of great concern is the significant highways issues posed by this development. The development is contrary to NDP BO-GP1 d - to ensure safe and efficient operation of the existing transport and road infrastructure. By the Parish Council's calculations, there would be up to 260 HGV movements per day which equates to 130,000 over the course of two years (5 days X 50 weeks X 2 years). Barby Lane can not take this capacity and the road remain operational for users.

11. The developer states that it will take 2 years to construct the bunds. This is a very long time for the main road in and out of Barby to be disrupted and damaged by the proposed significant volume of HGV traffic that will be used during construction. This will cause major disruption to the lives of many Parishioners and other people living in the local area. This disruption is unacceptable, taking into account that there is no benefit for the local community from this proposal.

12. The Highways report is out of date. It is dated 3/2022 and may have been written 2 years ago, since which time the road condition has deteriorated considerably.

13. There is no pavement on Barby Road which is road frequently used by walkers. The additional HGV movement will pose a hazard to pedestrians.

14. Although the developer claims they will enter into a Section 59 agreement, this was not previously enforced and the deterioration in the road condition as a result of building the current bunds still exists. West Northants Council has not investigated if a covenant was in place when the business sold to current owner. A Section 59 agreement will only take into account the surface condition of the road and not the damage to road foundations or structure which will be impacted by the large volume of HGV movements resulting from the proposed development.

15. The report states that there are no close residents to the development site. However, the proposed HGV entrance to/from the site is opposite 'The Cavans', a site where multiple families with children live. The risk of harm resulting from increased pollution, noise and traffic to these residents needs to be taken into account.

16. The developer has not taken into consideration or even investigated the impact of the proposed number of HGV movements upon canal bridge 76 (Barby Road Bridge) on the North Oxford Canal. All HGV traffic will need to use this very narrow & steep sided bridge on all movements in and out of the site. If this bridge was damaged during this 2 year construction period there would be a significant impact on travel routes in and out of Barby and possibly an impact upon the canal network.

NOISE NUISANCE

17. Paragraph 3.1 of the Planning Statement states that the bunding is *“to provide additional noise mitigation for the existing shooting operations on the site”*. However, there is no evidence that this will be effective.

18. The report written by Cass Allen, Noise and Vibration Engineers, on behalf of Cadman

Sporting as part of the previous application, WND/2021/0767, states that bunding is not deemed necessary: *“Alterations and extensions to the barriers were investigated using the noise model. The results of the investigation were that the existing barriers already provide a significant level of noise mitigation. Any alterations to the height/ extent etc. of the existing bunds made little difference and as such it is considered that the existing bund network is well designed in line with the CIEH Guidance.”*

The applicant's own report has failed to demonstrate a need for this development, consequently it is the Parish Council's view that there is no reason why this proposal should progress.

The same report also states *“It is therefore considered that the site already benefits from effective mitigation and no further measures are considered necessary for the proposed extension of operation hours.”* Therefore, what justification is there for work of this magnitude?

The Parish Council has received a number of comments from residents objecting to this application and to date no comments in support of the application. The Parish Council's objection is also shared by the neighbouring Parish Council of Kilsby whose residents will also be adversely impacted by the proposed development.

Due to the reasons outlined above, the Parish Council strongly object to the application and urge you to refuse it.

Yours faithfully,

Katrina Jones
Parish Clerk

On behalf of Barby and Onley Parish Council