

PARISH COUNCIL ANNOUNCEMENT

An Important Planning Matter Affecting Your Community

Planning Application - 2023/5783/MAF

**Cadman Sporting, Barby Lane, Barby,
West Northamptonshire, CV23 8UX**

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

The proposal:

“This application, which seeks consent for the creation of additional earth bunds and associated landscaping only following the demolition of the existing agricultural building”

The purpose:

“the intention that this element of the wider proposals could be implemented in isolation the shorter term in order to provide the benefit of additional noise mitigation for the current consented operations on the site”

Important note:

“For the avoidance of doubt, no other proposed building works are proposed as part of this application and no change to the current operational hours is sought.

Overview:

As we are sure most of you are aware, in 2021 Cadman Sporting submitted a planning application for extensive developments to the site including the expansion of the facilities, the addition of a new restaurant, also an increase in operating hours of up to 6 days per week (not all open to the public).

This application is still live and pending and is undetermined with the principal issue being the increase in operating days and hours. Additional noise testing continues to be undertaken at the request of the Council's Environmental Health Officer.

If successful with this new application, Cadman Sporting hope to be able to improve the noise impact on the community down to permissible levels, which would then help to close the issue which is currently preventing the increase in operating days and hours.

To try to achieve their goals, the club wish to import 319,168 cubic metres of material onto the site and build 8m high bunds planted with native shrubs and trees around the southern, eastern and northern boundary of the site. This equates to approximately 26,500 HGV loads over a proposed 2-year period. This equates to 51 HGV loads each day, 102 movements (to and from the site) if measured over 5 days/week and 2 years. This would be variable due to weather therefore a maximum of 130 loads (260 movements) a day is envisaged. Hours will be 0700 to 1730 Monday - Friday and 0830 to 1300 on Saturdays. The applicant will be paid to take this material and whilst of course there will be considerable costs incurred, we believe it will ultimately result in considerable income for the club.

Construction vehicle movements associated with the site would route to and from the A428 Ashlawn Road, to the north of the site – this passes into Warwickshire where the lorries would need to take a right turn into Hillmorton and out on Crick Road towards the M1.



Figure 3: Proposed additional bunds

From the recent application:

“Whilst additional noise mitigation measures are not considered necessary for the current operations, or indeed proposed extension of operational hours under application WND/2021/0767, it is nonetheless proposed to construct additional 8m high bunds with planting around the perimeter of the field to the east of the existing shooting site which will undoubtedly further reduce the noise levels to nearby receptors to providing a betterment overall. ”

As we are all aware, the poor condition of Barby Lane is at least in part due to historical lorry movements for bunding put in place by previous owners of the sporting club. They have added a note to this:

“the applicant is willing to enter into a Section 59 Agreement to survey the roads prior to development works and make good any damage that is caused as a result following construction. ”

Following previous public feedback and also during our recent meeting, our findings are that the community are overwhelmingly against the plans therefore the Parish Council resolved to OBJECT to this application.

Reasons for this will shortly be available on the planning portal with full detail and include:

- Impact of development on the prevailing character in the area
- Visual impact
- Highway issues
- Noise nuisance

We also refer to comments made by the applicants' own consultants Cass Allen in October 2021 which are as follows:

"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."

"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."

We invite you to comment on this planning application whether it be against or in support by following the link by the 8th August 2023:

<https://wnc.planning-register.co.uk/Planning/Comment/2023/5783/MAF>

This link will also be made available on the Parish Council website and Facebook page so that you can click directly on it.

It will take a few minutes of your time to confirm your address (so that planning can be assured you are a local resident) and enter your comments.

It is your community, your lives affected therefore we implore you to use this opportunity to support or object to something which if passed, would have a profound effect on your day to day lives for 2 years or more.