

## **MULLIN MUSEUM PROJECT - Enstone Parish Council**

### **Residents' comments following a meeting held Monday 17<sup>th</sup> December 2018**

A meeting was held in Enstone Parish Hall on 17th December 2018 to obtain the views of residents of Enstone to the proposed Mullin Project. 43 parishioners from Enstone attended (not including counsellors) and several spoke. Comments were made both in favour of the proposed development and in opposition.

Although the proposed Mullin development is situated outside Enstone, both the museum and the 'lodges' are directly adjacent to the parish, with the access to the site being along the boundary between Enstone and Great Tew parishes. The traffic generated by the museum coming from most directions will arrive through Enstone along the A44, the B4030 and the B4022. For these reasons we believe that the views of Enstone Parish Council and Enstone residents should be taken into account.

We include below the comments made by residents in support and in opposition to the development.

At the end of the meeting a show of hands was requested from the residents of Enstone present at the meeting. The show of hands revealed 6 in favour and 23 in opposition.

Comments made in favour raised these points:

1. Employment: The employment opportunities which may be offered by the museum
2. Economic benefit: The local economic benefit of substantial investment in the museum and of visitors to the museum
3. Education opportunities: Training links with other organisations and possible apprenticeships in conjunction with Bicester Heritage Centre
4. Prestige: The prestige resulting from locating such a significant museum in the area
5. Environmental benefits: Improvement of a neglected part of the airfield by the construction of the museum

Comments made in opposition raised these points:

1. Location inaccessible by public transport: The proposed site of the museum is situated two miles from any public transport and is not accessible on foot. To reach the site requires that motorists must pass through small communities, adding to the already substantial traffic burden and safety hazards on B roads through Enstone, Gagingwell and the Bartons.
2. Traffic volume: many residents believe that the vehicle movements included in the specialist transport reports and in the proposal are underestimates of the likely eventual numbers. Visitor numbers at similar museums, experience of other local developments such as Soho Farmhouse (with traffic movements now demonstrably much greater than those in the original plans), the expected additional traffic which will be generated by other events at the museum and by support activities, and future expansion of the site and its operations, all contribute to this view.
3. Speeding Traffic: Traffic travelling too fast through our communities is a constant concern among residents. The recommendations from Highways for improvements to the junction of the B4022 and the A44, and traffic calming measures through Enstone, Gagingwell and the Bartons are to be welcomed. These measures as currently described will be inadequate to compensate for the incremental volume of traffic created by the museum.

4. Visual Impact: The development on the skyline adjacent to Enstone parish of the museum and the exclusive lodges will be visible from the B4030 and from parts of the parish of Enstone.
5. Light and Noise impact: Potential light and noise pollution are of concern and appropriate counter-measures and controls will need to be put in place if the proposal is approved.
6. Danger to and from aircraft: Positioning of the museum at the end of the airfield runway appears to be risky. There was recently an aircraft accident on the airfield when a plane crashed into a chicken shed on the edge of the airfield.
7. Possible risk of contamination: Concerns have been expressed by neighbouring landowners about possible contamination from the site's use as a WW2 airfield as highlighted in the report by David Rudland Senior Contaminated Land Officer.
8. Need for affordable housing: The proposed 28 lodges are not expected to contribute anything to the social fabric of the area and will not address the need for affordable housing in Enstone.
9. Biodiversity: The environmental survey was undertaken in October when the biodiversity of the area could not be effectively assessed. The presence in the area to be developed of extensive areas of bluebells, orchids, cowslips and other grassland flowers is overlooked.
10. Future infill: The threat of potential infill on the agricultural land between the proposed development and the B4030 at Gagingwell is a concern. Should the district council approve the development, parishioners fear that the infilling of this area would be a next step for developers, resulting in the further degradation of a rural landscape adjacent to local villages.

If the Development Control Committee decides to approve the proposal, residents ask that adequate and proportionate controls to limit the environmental effect and compensating traffic calming measures to mitigate the adverse impact on the local community are put in place

## **Enstone Driving Centre (Mullin Museum – 18/03319/OUT) – Response from Enstone Parish Council – January 2019**

### General

The proposed Driving Centre development lies outside of our Parish on the boundary between Great Tew and Enstone. However, the greatest impact of this development will be on the residents of Enstone Parish, so the Council is setting out our key issues which should be addressed if this development is approved.

The Council accepts that this would be a prestigious development for Oxfordshire and builds on the strength of the local Motor Sport and Automotive industry. However the major issue the Council has is the suitability of Enstone airfield for this project, given that it will attract (by its own figures) over two hundred thousand visitors each year. The Council was split - some believe that a location in Oxfordshire with well-developed public transport links and roads infrastructure already in place, would be better suited. Others, however, are very much for the proposed Enstone Airfield development.

### Transport

This remains the major concern of the Councillors and local residents. Whilst accepting the County Highways report that the roads have the capacity to cope with the additional journeys to and from the museum, all of the journeys will be on local B roads already in a poor state of repair.

It is likely that all the journeys to the museum will be by private transport as there are no local bus services which would serve the museum. The developer's proposal to run a single minibus service from local train stations at Banbury or Charlbury is unlikely to reduce this by any significant extent.

There has been a significant increase in traffic volume in recent years on local roads due to the Soho Farmhouse development and the expansion of Renault F1 Motorsport, and the volume will increase significantly when 2000 extra homes are built in Chipping Norton and following the anticipated redevelopment of Heythrop Park Resort.

In addition, recent traffic speed watch activity has shown that speeding is prevalent through our village and this problem is unlikely to improve with this development. Significant sums of money need to be spent on traffic calming measures and road and junction improvements, see attached proposal from Enstone PC. The Council notes the developer has proposed that £200k from the £1.7M S106 money generated from this project should be spent on signage improvements and traffic calming in Gagingwell, Westcott Barton and Middle Barton (Ref an email from Keiran Hedigan to Enstone PC 20/12/18). **We feel this is totally inadequate and will not have a significant effect in offsetting the additional private journeys created by travelling to the museum.**

### Local housing for residents to work in the museum

One of the major benefits claimed for this development is provision of local employment opportunities and apprenticeships. The Planning statement claims "It will deliver up to 338 jobs in the local economy" and "It will create 100 jobs directly employed in the museum and park". The development proposal does not provide any details of the anticipated location of the staff or provide any opportunities for the staff to travel to work other than by private motor

car. A survey from the nearby Soho Farmhouse showed that 59% of their staff lived 10 – 20 miles away, 12% over 20 miles away and only 29% within 10 miles of the hotel. Based on this evidence, the Parish Council is of the opinion that this proposed development will add significantly to local journeys to and from work.

It would be desirable that a development such as this provide opportunities for local young people (within a 10 mile radius) to work there. However, there is no affordable housing within Enstone and the surrounding villages forcing our young people to move out to the major towns in Oxfordshire such as Banbury and Bicester.

None of S106 money has been set aside for low cost starter homes in Enstone village which the Council believes is a key priority. The developer has proposed that £1.25M is spent on affordable housing in Great Tew, although it's unclear how many homes they will provide and under what terms.

In addition to this the developer is proposing to pay £11M to the Landowner to pay for restoration of his private mansion. Whilst accepting this isn't part of the required S106 money as the 28 private lodges are deemed to be "holiday homes", we do question whether a better settlement for the local communities should be sought in this respect.

#### Other Issues

The Planning Statement is incorrect :

2.8 Vehicular access states one entrance between the Green lane and the Tew cross roads. In fact there is one to the chicken farm and one to the shooting school and airfield and a few years ago, a third entrance was granted planning permission. There are also two field entrances as well.

The Ecology reports by Windrush Ecology and by Melanie Dodd make no mention of the extensive wild orchids and bluebells growing on the site. It may be because the survey was conducted in Winter. It is recommended that another survey is conducted in Spring / Summer.

**In summary, whilst there may be economic and employment benefits to the local economy, the council believes that this development will have an overall negative impact on traffic levels in our village and there is insufficient mitigation of these effects through the proposed provision of the S106 monies.**

**ENSTONE PARISH COUNCIL'S REQUEST FOR S106 MONIES REGARDING THE MULLIN PROJECT, 18/03319/OUT**

- Traffic lights at the junction of the A44 and B4022 close to Worths Garage, to include a pedestrian crossing
- Traffic calming measures in Gagingwell
- Improved protection for Enstone Primary School with a 20 mph speed limit along the A44 at Enstone
- Traffic control mechanism (lights or roundabout) at the junction of the A44 and B4030
- Consideration of a “loop around” the settlements of Enstone all with 30 mph speed limits
- A Traffic control mechanism at the crossroads of the B4030 and B4022

**Priorities:-**

- > 1. Traffic lights at Worths Garage
- > 2. Protection for the school, traffic calming and 20mph speed limit