

8 January 2021

Nathanael Stock MRTPI
Team Leader – General Developments Planning Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Mr. Stock,

RE: REQUEST FOR A SCREENING AND SCOPING OPINION

PROPOSED RETENTION OF WROXTON MOTOCROSS TRACK, WITH ASSOCIATED CAMPING SITE ON LAND AT MANOR FARM, BALSCOTE, BANBURY.

UNDER THE SCHEDULE 2, DESCRIPTIONS OF DEVELOPMENT AND APPLICABLE THRESHOLDS AND CRITERIA FOR THE PURPOSES OF THE DEFINITION OF "SCHEDULE 2 DEVELOPMENT", ENVIRONMENTAL IMPACT ASSESSMENT (ENGLAND AND WALES) REGULATIONS 2017.

I am writing on behalf of our client, Mrs Sandra Kerwood to request a formal screening opinion as to whether the development, which comprises the operational development and the use of land at Manor Farm for a motocross track and associated camping site etc. falls to be within the scope of the Environmental Impact Assessment (England and Wales) Regulations 2017.

The development falls under schedule 2, 11, (a) Permanent racing and test tracks for motorised vehicles, with a site area over 1 Ha, and schedule 2, 12 (e) Permanent camp sites and caravan sites, with a site area over 1Ha.

Schedule 2 projects require that an EIA must be carried out if the development is likely to have a significant impact on the environment by virtue of its nature, size or location. Just because a project falls within one of the categories set out in Schedule 2 and exceeds the Schedule 2 threshold does not automatically mean EIA is required.

Site Area

The site area is approximately 7.58 hectares. Please refer to the site plan/aerial photograph below.

Land at Manor Farm – Screening & scoping opinion request letter – 08 January 2021



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Rural Planning Consultant

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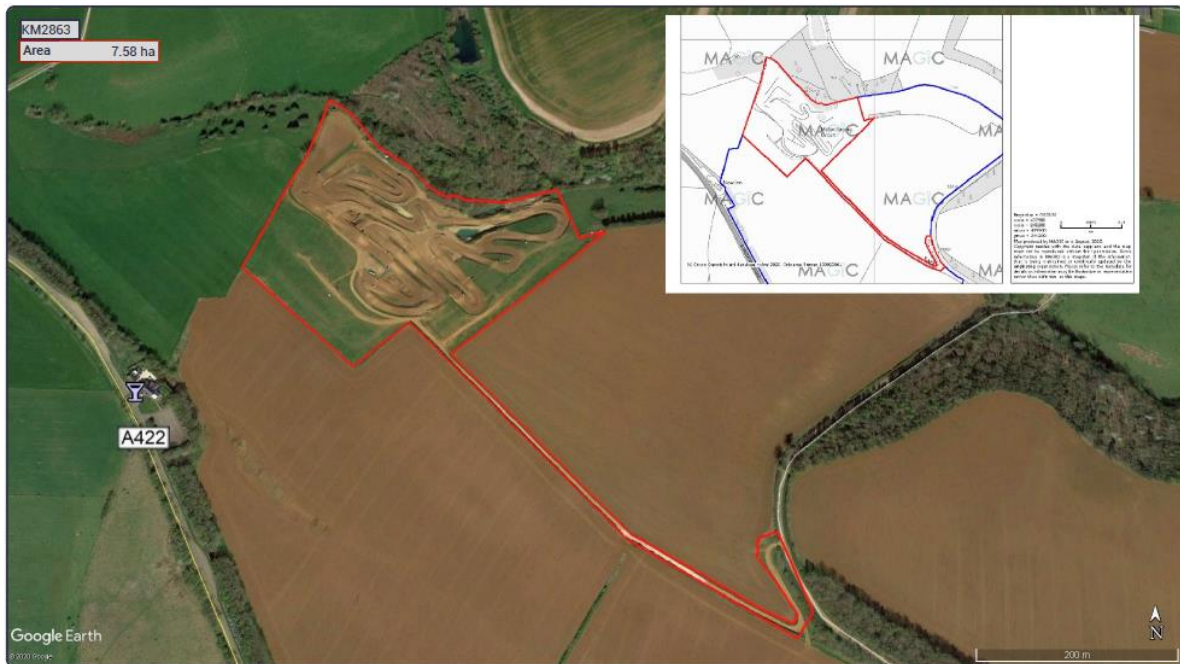


Figure One: Location plan/ aerial photograph for the site.

Background Information

An application for a lawful development certificate for an existing use or development was made in August 2020 under section 191 of the Town and Country Planning Act 1990 as amended and Town and Country Planning (development management procedure) (England) Order 2015. This application was withdrawn.

The site has been used for regular Motocross events since at least 1981. During this time, the use has occurred under a number of operators, however for in excess of 12 years (since 2007) the Site has been operated by Mr Brian Pounder as "Banbury Motocross Club".

The planning application is for the use of the land for a mixed use of agriculture and as a motocross track with race meetings for up to 24 days a year (excluding set up, preparation, clear up and private practice sessions). This use is allowable under permitted development right for up to 14 days per year. When not in use as a motocross site the land is grazed by sheep. The income derived from the motocross track supplements the farming income for the applicant.

The site is relatively isolated and because it has operated very successfully for approximately 40 years, it is not considered to have had a detrimental impact on residential amenity of neighbouring properties. In light of this, it is proposed to provide the following supporting information with the planning application: -

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- A topographical survey of the site
- Flood Risk and Surface Water Management
- Ecology Report
- Noise Impact Assessment

Topographical survey of the site

Topographical Ltd has been commissioned to carry out a full topographical survey of the site.

Flood Risk and Surface Water Management

Consultant Hydrologist Chis Nugent of Lidar-Logic Services Ltd has been instructed to prepare a comprehensive Flood Risk Assessment (FRA) and Surface Water Management Plan for the motocross track and associated camping site. The development applied for is within Flood Zone 1 and therefore has a very low risk of flooding and the Sequential and Exception tests are not required.

Ecology/Biodiversity

Nigel Baskerville of Christopher Seabridge and Associates Ltd will prepare an Ecology report about the site.

Noise Impact

Chris Parker-Jones of ParkerJones Acoustics Limited has prepared a Noise Impact Assessment of the site during the last event held in December 2020.

Notwithstanding the above, if it is deemed that the proposed development falls within the EIA regulations, please provide a detailed scoping opinion as to the requirements for the Environmental Statement at the same time as replying to this request for a screening opinion.

I look forward to receiving your response within the normal timescale.

Should you have any queries or require further information to deal with this request, then please do not hesitate to contact me.

Many thanks.

Yours sincerely,



Phil Plant BSc (Hons) MRICS
Senior Consultant
Mid West Planning Ltd

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