

Planning and Development

David Peckford, Assistant Director – Planning and Development



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Please ask for: George Smith

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29th January 2021

Dear Mr Plant

Application Ref **21/00294/SO**

Location **Wroxton Motorcross Track
Stratford Road A422
Wroxton
OX15 6HH**

Proposal **Screening Opinion for the retention of the Wroxton Motocross site**

I write with regard to the above request for a screening opinion, received on 8th January 2021. In accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as “the Regulations”), the Local Planning Authority (“LPA”) has screened the proposed development. This letter constitutes the formal Screening Opinion of the LPA issued in accordance with Regulation 5 of the EIA Regulations.

The development subject of this request is development (11a) within Schedule 2 to the Regulations. For schedule 11a development, the Government’s planning practice guidance identifies that sites of over 20ha would meet the threshold of EIA development, and notes that the issues most likely to be significant for that particular type of development are: size, noise, emissions and the potential traffic generation.

As this site is not over 20ha, Officers have considered the criteria in Schedule 3.

Whilst the LPA is not in receipt of a planning application at this stage, on the basis of the information available it is considered that the development is likely to cause, or causes, pollution and nuisances (1e) and has some effect on biodiversity (1c). In terms of its location, it is certainly close to protected areas (2b) and its potential impacts would be long term, frequent, irreversible (3f), somewhat complex and of a certain intensity and magnitude (3d), and not easily mitigated (3h).

In terms of the location of the development, whilst the local area is ecologically sensitive the development is away from more sensitive receptors and the area is not especially environmentally sensitive, and one is mindful that the motocross has existed at the general site for some years.

In terms of the type and characteristics, the potential impact of development would not be transboundary or extend beyond the local area, would not be constant (24/7) and have the potential to be effectively reduced through the use of planning conditions or other control mechanisms.

Overall, therefore, and having regard to its characteristics and location and the type and characteristics of its potential impacts, Officers consider that this development is not EIA development.

Whilst concluding that this development does not require an EIA, this does not mean the proposal would not have environmental effects that would need to be covered in the information submitted with your forthcoming planning and which will be assessed through the application nor is it a judgement as to the acceptability of the proposal. Alongside the submission of your intended supporting information (*Topographical survey of the site, Flood Risk and Surface Water Management, Ecology Report and Noise Impact Assessment*) a Landscape and Visual Impact Assessment and a Transport Assessment would also need to be submitted.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations, a copy of this screening opinion has been placed on the Planning Register.

Yours sincerely

Cherwell District Council

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Cherwell District Council
Certified a true copy
Assistant Director – Planning and Development