

**DESIGN AND ACCESS STATEMENT FOR THE PROPOSED CHANGE OF USE OF  
AGRICULTURAL LAND TO MIXED USE COMPRISING AGRICULTURE AND MOTOCROSS  
TRACK WITH CAMPING SITE**

**AT**

**Easting (x) 438743  
Northing (y) 243699  
LAND OFF A442 STRATFORD ROAD  
MANOR FARM  
BALSCOTE  
OX15 6HX**

Prepared by:

Phil Plant MRICS BSc (Hons)  
Senior Consultant  
Mid West Planning Ltd  
Offley House  
18 Church Street  
Shifnal  
Shropshire  
TF11 9AA

February 2021

## CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.</b>	<b>USE</b>	<b>1</b>
<b>3.</b>	<b>ECONOMIC BENEFITS</b>	<b>3</b>
<b>4.</b>	<b>AMOUNT AND SCALE</b>	<b>4</b>
<b>5.</b>	<b>LAYOUT</b>	<b>4</b>
<b>6.</b>	<b>LANDSCAPING</b>	<b>6</b>
<b>7.</b>	<b>APPEARANCE</b>	<b>6</b>
<b>8.</b>	<b>ACCESS AND PARKING</b>	<b>6</b>

## **1. INTRODUCTION**

- 1.1 This report has been produced by Philip Plant BSc (Hons) MRICS, of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006 and the National Planning Policy Framework and relevant planning practice guidance."
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is a Director of Mid West Planning Limited and is a former employee of ADAS and Acorus Rural Property Services. Philip Plant held the position of Senior Consultant for over eight years during which time he provided rural planning advice to both applicants and Local Planning Authorities including Shropshire Council, Stafford Borough Council and Warwick District Council. Phil Plant is now Managing Director of Mid West Planning Ltd which was established in 2010, and specialises in all aspects of rural planning.
- 1.4 This report and planning application have been prepared following the instruction of Mrs Sandra Kerwood, the owner of Manor Farm, Balscote, OX15 6HX.
- 1.5 The moto-cross site is a long-established part of Manor Farm which is located to the north of the A422 Stratford Road, approximately 1 mile south west of the village of Hornton and 5 miles to the north west of Banbury. The site is situated on agricultural land in open countryside.
- 1.6 Manor Farm is owned by the applicant Sandra Kerwood and operates under the trading name of Hedges and Kerwood, a sole trading entity operated by Sandra for the past 15 years. The applicant's family have been at the farm for around 100 years in total. The farm was previously owned by the applicant's parents.

## **2. USE**

### Current use

- 2.1 The farm extends to approximately 800 acres of land, including owner-occupied land and farmstead extending to approximately 330 acres, and approximately 470 acres which is rented on a 21-year Farm Business Tenancy which commenced in 2009.
- 2.2 Main enterprises are arable farming on 650 acres. The main crops farmed are winter wheat, spring barley, oats and oil seed rape. The remaining 150 acres is mainly down to grass.
- 2.3 The farm has a flock of around 200 Breeding ewes producing fat lambs for the meat trade.
- 2.4 Sandra Kerwood has enrolled all of the farm, other than the motocross track site into the Countryside Stewardship Scheme.

### Farm Diversification

- 2.5 Farm diversification is a very important source of income, particularly for small and medium sized family farms.

2.6 The application site is primarily agricultural land used for grazing of livestock (sheep) and has also been used for regular Motocross events since at least 1981 under permitted development rights. 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 Motocross track is operated by the third party, but the rental income it generates is essential to farming business and is seen as part of the farm's farm diversification strategy.

2.7 Mrs Kerwood also runs a small equestrian D.I.Y livery business from the farm.

Proposed Use

2.8 This planning application is submitted for the change of use of land for agriculture to mixed use comprising agriculture (sheep grazing) and as a motocross track with associated camping site for race meetings for up to 24 days a year, excluding set up, preparation, clear up and private practice sessions.

2.9 It is important to point out that the site can currently operate under permitted development rights. The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) provides for lawful temporary use of land, subject to conditions and restrictions as set out in the Order. Specifically, Class B of Part 4 to Schedule 2 states that the following is Permitted Development:

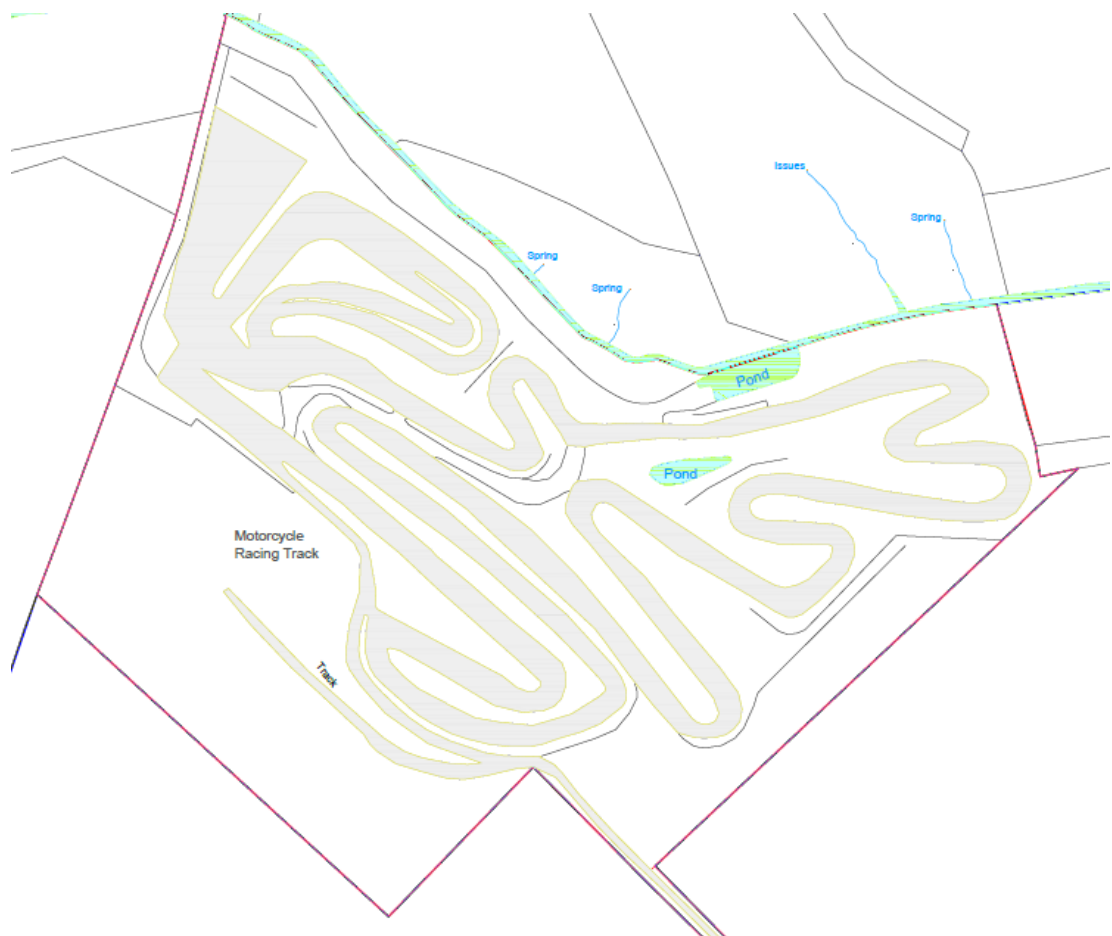
"The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of -

- (a) The holding of a market;
- (b) Motor car or motorcycle racing including trials of speed, and the practicing for these activities,

And the provision on the land of any movable structure for the purposes of the permitted use"



**Plate One:** Aerial photograph from Google showing the Wroxton Motocross Track at Manor Farm.



**Figure One:** Site plan showing sinuous course of the track and access track leading in from the south east access track.

### 3. ECONOMIC BENEFITS

- 3.1 The farm employs one full time worker in addition to Sandra Kerwood, together with one part time worker for harvesting and crop drilling, plus some additional seasonal workers at busy times.
- 3.2 All of the farm land is in a Countryside Stewardship Scheme, (apart from the motocross track) which generates some income and is an important feature of the farming operation, providing wildlife enhancing wildlife and habitats. The aim of the Countryside Stewardship Scheme is look after and improve the environment by:
  - conserving and restoring wildlife habitats
  - flood risk management
  - woodland creation and management
  - reducing widespread water pollution from agriculture
  - keeping the character of the countryside
  - preserving historical features in the landscape
  - encouraging educational access

### Farm Diversification

- 3.3 Farm diversification is nowadays an essential integral part of the farming operation for small and medium sized family farms. The Wroxton Motocross track is operated by third a party for a fee, and the income it generates is essential to economic sustainability of the farming business and it is therefore an essential part of the farm's economic strategy.
- 3.4 This application for the change of use of land for the change of use of land for mixed use of agriculture and as a motocross track with associates camping site, for race meetings for up to 24 days per year will complement the existing DIY livery business and existing site at Manor Farm. The continued operation of the motocross site will continue to play a vital role in sustaining economic viability of the farming business. The scheme will continue to bring people into the local area, which will have a positive year-round impact on the use of local shops, public houses and restaurants which has to have a positive effect on the retention of such facilities in the rural area, and consequently on the local rural economy and employment levels.
- 3.5 The proposed development of the Motocross Track will help to maintain and improve economic prosperity of the locality. Establishments in the locality will benefit from overnight stays of the motocross users as visitors will be self-catering or eating out in pubs and restaurants nearby. Therefore, the proposal will help to maintain local business vitality and local employment levels throughout the year.

## **4. AMOUNT & SCALE**

- 4.1 The motocross track extends to approximately 2.2km in length. The application area, including the access track is approximately 7.76 hectares.
- 4.2 The consists of a sinuous bare earth course with raised grassy embankments. Please refer to plates two and three below.
- 4.3 Engineering works have been undertaken to create the track create sediment traps, and to raise small embankments for safety reasons to separate sections of track and to add jumps to the course.

## **5. LAYOUT**

- 5.1 The track is laid out over approximately 7 hectares of undulating farmland.
- 5.2 The track uses the undulating nature of the ground to add interest and a level of challenge or difficulty to the track.
- 5.3 The starting line is in the North West corner of the course.
- 5.4 During competition weekends the grassed area south west and south east of the application site is used as a temporary campsite and parking area for competitors and their families.



**Plate Two:** Track viewed from the starting line.



**Plate Three:** Motocross track with native species woodland to the north.

## 6. LANDSCAPING

- 6.1 A scheme of soft landscaping has been devised, comprising the planting of approximately 790m of new hedging and a wildflower meadow on the site. Please refer to the Ecological Appraisal and Landscaping Scheme with plan reference KERWOOD PL-03 Landscaping Plan for more information.

## 7. APPEARANCE

- 7.1 The motocross track is a bare earth track interspersed with grassy embankments grazed by sheep when the track is not in use.
- 7.2 A small amount of engineering has taken place to raise some embankments for safety reasons to separate sections of track and to add jumps to the course.
- 7.3 A small number of portable toilets have been placed at the site and are screened by wooden fencing. These are emptied periodically as necessary and waste removed by an approved waste carrier for disposal at a regulated site.



**Plate Four:** Portable toilets and screening fences

## 8. ACCESS AND PARKING

- 8.1 The development will use the existing farm access to the highway network, no alterations are intended.
- 8.2 The existing permeable stone surfaced access track is used to avoid further impermeable areas from being created.



- 8.3 Parking areas for the spectators, including cars, vans, motor homes and caravans is located on the grassed areas to the southwest and southeast of the track. Please see Plate five below.



**Plate Five:** Overview of the Motocross site when in use showing the track and parking and camping areas.

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

February 2021