

**PLANNING 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**

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APPENDIX ONE: LETTERS OF SUPPORT FOR THE WROXTON MOTOCROSS TRACK

1.0 INTRODUCTION

- 1.1 This report has been prepared by Philip Plant BSc (Hons), MRICS on the instruction of the applicant, Mrs. Sandra Kerwood.
- 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 Mid West Planning Ltd specialises in all aspects of rural planning and deals with a wide range of rural projects including agricultural development, farm diversification, rural commercial development and rural residential development.

2.0 LOCATION AND BACKGROUND TO THE PROPOSAL

- 2.1 The site is 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 application site is situated on agricultural land in open countryside. Please refer to the location plan, site plan and landscaping plan, and the topographical survey submitted with this planning application for more information.
- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 The farm has a flock of around 200 breeding ewes producing fat lambs for the meat trade.
- 2.6 Sandra Kerwood has enrolled all of the farm land into 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

2.7 The farm employs one full time worker in addition to Sandra Kerwood together with one full-time worker, and a part time worker for harvesting and drilling, plus some additional seasonal workers at busy times.

Farm Diversification

2.8 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.

2.9 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. 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.

2.10 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.



Plate One: Aerial photograph from Google showing the Wroxton Motocross Track.

Relevant Planning History

2.8 19/01110/MISC 10/06/2019 Miscellaneous Enquiries Wroxton Motocross Track Stratford Road A422 Wroxton OX15 6HH 1. Under what planning rights is the site operating 2. How many events are they allowed per annum in days 3. What is the limit on attendees to any event?

- 2.9 20/02126/CLUE 05/08/2020 Certificate of Lawful Use Existing Wroxton Motocross Track Land Used for Motocross Stratford Road A422 Wroxton OX15 6HH Certificate of Lawfulness of Existing Use for the use of the land for a mixed use of agriculture and as a motocross track with race meetings for up to 29 days a year (excluding set up, preparation, clear up and private practice sessions) Application Withdrawn.

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 This planning application is submitted for the change of use of land for mixed use of agriculture and as a motocross track with ancillary parking and camping site, for race meetings for up to 24 days a year excluding set up, preparation, clear up and private practice sessions, with landscaping, at the existing Wroxton Motocross Track, located at land at Manor Farm, Balscote, Banbury, which has been operating for over 30 years.
- 3.2 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" without planning consent.
- 3.2 Section 171B of the Town and Country Planning Act 1990 ("the Act") states as follows:

"(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.

(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach...

(3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach."

- 3.3 Finally, S191 of the Act confirms that if:

"(1) any person wishes to ascertain whether—

(a) any existing use of buildings or other land is lawful;

(b) any operations which have been carried out in, on, over or under land are lawful; or

(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

(2) For the purposes of this Act uses and operations are lawful at any time if—

(a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or

*because the time for enforcement action has expired or for any other reason); and
(b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.*

(3)

(4) If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application."

- 3.3 In 2018 Cherwell District Council established through investigations that no enforcement action against the use of the site could be taken. In 2020 an application for a Certificate of Lawful Existing Use was submitted to Cherwell District Council but later withdrawn following the submission of a report prepared by Martin Leys Associates on behalf of Hornton Parish Council. There were also a lot of letter and emails of support, some of which are attached at Appendix One.
- 3.4 This planning application for a change of use of land is being submitted following an invitation from Cherwell District Council and advice to regularise the use of the site in planning terms.
- 3.5 Notwithstanding the above, the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) provides for the lawful temporary use of land for motorcycle racing for 14 days per year. This should be acknowledged as the base-line for the site. The opportunity to regularise the site in planning terms by granting full planning permission will allow Cherwell District Council to impose appropriate planning conditions on the use of land as a motocross track with parking and camping site.

Planning Conditions

- 3.6 It is considered that the use of the site for motocross activities for a limited period during each year can be managed by the imposition of appropriate planning conditions. For the remainder of the year the land can be grazed by Mrs Kerwood's sheep.
- 3.7 For example, by imposing a planning condition limiting the use of the track for race events to 24 days per annum, (which equates to approximately 6.6% of the year), operation of the track can be made acceptable to both local residents and motocross track users.
- 3.8 Further planning conditions relating to landscaping, and other matters can be agreed to mitigate any potential impacts and enhance the environment.

4.0 PLANNING POLICY SUMMARY

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 and updated in July 2018 and again in February 2019 to streamline planning policy at the

national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision-making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The three overarching objectives, economic objective, social objective and the environmental objective should be delivered through the planning process.

The Economic Objective

- 4.2 National Planning Policy Framework, Part 6 “Building a strong, competitive economy” requires local planning authorities to set out a clear vision and strategy to encourage economic growth. Paragraph 83, “Supporting a prosperous rural economy” ensures that Local Planning Authorities have robust planning policies to support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development”.
- 4.3 Paragraph 83 sets out where and under what circumstances new development linked to economic growth can be located in the countryside. Examples of where this type of development can be accommodated outside of the development boundary are where the local planning authority should enable: -

“the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

the development and diversification of agricultural and other land-based rural businesses;

sustainable rural tourism and leisure developments which respect the character of the countryside; and

the retention and development of accessible local services and community facilities in villages, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

The Social Objective

- 4.4 At chapter 8 ‘Promoting Healthy and Safe Communities’ the NPPF recognises the value of planning policies and decisions that promote healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local

shops, access to healthier food, allotments and layouts that encourage walking and cycling. "

- 4.5 Paragraph 92 requires decision makers to provide recreational and sports venues to improve health for all sectors of the community.

The Environmental Objective

- 4.6 Chapter 15 of the NPPF deals with the conservation and enhancement of the natural environment by minimizing impacts on landscape, biodiversity, geologically valuable sites, and where possible enhancing biodiversity in order to halt the overall decline.

- 4.7 Paragraph 170. Planning decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

- 4.8 Paragraph 175 states that when determining planning applications local planning authorities should apply the following principles: -

"a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b)

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

- 4.9 **Paragraph 177. "The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."**

Local Planning Policy Context –

- 4.10 The Cherwell District Council Planning Policy is the adopted Cherwell Local Plan 2011-2031. It is considered that the following local plan policies are particularly relevant: -
- 4.10 Policy PSD1: Presumption in Favour of Sustainable Development
"When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise".

- 4.11 Policy SLE 1: Employment Development
"..... in the rural areas employment development, including intensification, will be permitted subject to compliance with other policies in the Plan and other material considerations....."

- 4.12 Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision

"The Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured through the following measures:

- **Protecting existing sites Addressing existing deficiencies in provision through qualitative enhancement of existing provision,**
- **Improving access to existing facilities or securing new provision, and**
- *Ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals."*

- 4.13 Policy ESD6: Sustainable Flood Risk Management

"The Council will manage and reduce flood risk in the District through using a sequential approach to development; locating vulnerable developments in areas at lower risk of flooding. Development proposals will be assessed according to the sequential approach and where necessary the exceptions test as set out in the NPPF and NPPG".....

4.14 Policy ESD7: Sustainable Drainage Systems (SuDS)

"All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off".

4.15 Policy ESD8: Water Resources

"The Council will seek to maintain water quality, ensure adequate water resources and promote sustainability in water use.

Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers, canals, lakes and reservoirs, as a result of directly attributable factors, will not be permitted."

4.16 Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment.

"Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- ***In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources***
- ***The protection of trees will be encouraged, with an aim to increase the number of trees in the District***
- ***The reuse of soils will be sought***
- ***If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.***
- ***Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated***
- ***Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity***

or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity

- **Development proposals will be expected to incorporate features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value**
- **Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution**
- **Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably**
- **A monitoring and management plan will be required for biodiversity features on site to ensure their long term suitable management."**

4.17 Policy ESD13: Local Landscape Protection and Enhancement

"Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- **Cause undue visual intrusion into the open countryside Cause undue harm to important natural landscape features and topography**
- **Be inconsistent with local character Impact on areas judged to have a high level of tranquillity Harm the setting of settlements, buildings, structures or other landmark features, or**
- **Harm the historic value of the landscape.**

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary

Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.”

- 4.19 Policy B.36 Employment growth in the rural areas will be limited and will involve: farm diversification schemes small scale, appropriate employment sites sustainable growth in tourism including recreation-based tourism improvement of existing employment sites and reuse of existing buildings and brownfield sites (reflecting their historic or cultural significance where appropriate) support for working from home.

5. PLANNING POLICY ASSESSMENT

National Planning Policy Framework

- 5.1 National planning policy supports sustainable development and clearly states that there is a “golden thread” running through policy which is the presumption in favour of development that will not affect the ability of future generations to have as good, if not better environment, strong vibrant communities and economy.
- 5.2 The application is in complete accordance with the aims of paragraph 83 of the Framework, in terms of supporting all types of rural enterprise, farm diversification, rural tourism and for helping to maintain and improve local services.
- 5.3 This application for the change of use of land for Wroxton Motocross will support farm diversification through the retention of the existing successful Wroxton Motocross. In this regard the proposals accord with the objectives set out in the NPPF at Paragraph 83, and with local plan policy B36. In addition to the motocross event itself, the motocross events bring people into the local area, which will have a positive year-round impact on the use of bed and breakfast accommodation, local shops, public houses and restaurants which has to have a positive effect on the local economy and retention of such facilities in the rural area.
- 5.4 Wroxton Motocross is of huge benefit to the participants, participant’s families and race organisers in terms of physical health benefits and mental health benefits as evidenced by the support letters at Appendix One of this planning statement. The NPPF at chapter 8 talks about promoting healthy and safe communities. The race meetings are often attended by multiple-generations of families and the Motocross scene provides a valuable supportive community for many. The letters of support are testimony to the positive benefits that the Wroxton Motocross track provides for so many people and their families. The race meetings are particularly important for young people to give them a sense of community, meet life role models and make lifelong friendships.
- 5.5 It is clear from the previous planning application made in 2020 that Wroxton Motocross Track is not loved by everybody and that there are concerns over noise and traffic voiced by local residents and Parish Councils. There is also a huge amount of support for the venue from riders, spectators and their families. It is more important than ever to allow people, especially young people to find a way to relieve stress, and this motocross venue is a great example of how outdoor sport and recreation can achieve this very important ‘social objective’. Below is an email of support and a photograph of youngsters at the track. Please see all letters, emails and photos of support at Appendix One.

Date: Mon, 4 Jan 2021 18:45:57 +0000

Subject:

I am I feel member of the motor cross family . Since my lad could walk he has rode a motor cross bike. It has been part of our lives for many years.

On a serious note this sport keeps many youngsters off the streets, it gives them a hobby a vocation which many of them put hours of practise in , to these boys and girls men and women it has given them many hours of pleasure competing with friends to get the hole shot or just to come and enjoy the ride . Many tracks have been closed,so sad this is a very competitive sport with many talented riders who live to ride their motorbikes. What harm are they causing once a week following their dreams . Until you have experienced the family of motocross you will never understand. I would ask you to take time try to understand what this means to many people you are taking away many riders dreams I am 50 years off age now and my hand on my heart never ment such a wonderful kind helpful community of people who look out for each other children can be children families spend time together and look forward to the weekends in the summer watching and enjoying a sport which every rider gives 100 percent weither at the front or at the back. I ask you to take time to think what you are doing to these good people who adore their sport .

Wroxton track has been their for many years and had many thousands of riders following their dreams . There are today so many hard times especially this year the whole world has been bought to its knees we all need to look forward to good times again with our loved ones I ask you from my heart let the motor family be one again keep our track dont take away our children's dreams .

Sue Halligan



Plate Two: - Typical group photo after a race event.

- 5.6 The applicant has commissioned a topographical survey of the site to accurately record the extent of the development, and professional reports including a Noise Impact Assessment, Flood Risk Assessment, Ecology Report, to assess the effects of the Wroxton Motocross Track and will mitigate for these effects where required. A Landscape and Visual Impact Assessment and a Transport Statement have also been commissioned and will be submitted in due course.

- 5.7 Parker-Jones Acoustics Ltd was commissioned by the applicant to undertake a Noise Impact Assessment to assess the impact of noise pollution from Wroxton Motocross Track. The noise assessment was undertaken on the 6th December 2020, during a typical weekend practice session with 20-30 bike on the track at any one time.
- 5.8 The report concluded 'that whilst noise from the Motocross is audible, it is not at a significant enough level to be considered as a 'statutory noise nuisance' and that 'noise should not pose a constraint for achieving planning permission for the development'. It is therefore considered that the on-going operation of the motocross track for up to 24 race days per year will not have a significantly adverse impact on the residential amenity of local inhabitants.
- 5.9 In terms of the protection of wildlife and habitats, the applicant has commissioned an Ecological Appraisal from Christopher Seabridge and Associates Ltd to consider the potential impact of the proposals on wildlife, and in particular on protected species, and to offer advice about mitigation measures and ecological enhancement measures as a result of the proposal. The report does not identify any significant impact on birds, bats or badgers. The report recommends that further work is required to determine the presence/absence of Greater Crested Newts within the ponds at the site during the summer months.
- 5.10 The author of the report, Mr Baskerville, makes recommendations for new planting. The report recommendations detail new native hedgerow planting around the perimeter of the site which will link to the existing hedgerow that runs alongside the access track. The location of the new hedgerows is shown on the Landscape Plan 'Kerwood PL-03 Landscaping Plan'. The species mixture for the hedgerows is based on locally native trees and shrub species present in surrounding hedgerows. These recommendations would be considered to be "net ecological gains" in accordance with the objectives of Paragraph 109 of the Framework and local planning policy.
- 5.11 The applicant has commissioned a flood risk assessment (FRA) from Lidar-Logic Ltd because the site is over one hectare in size and this triggers the need for the FRA. The report summarises the site as not being 'located in fluvial flood zone 1, beyond the limits of 1:1,000-year fluvio-tidal flooding locally. Since the site covers more than 1 ha, flood risk has been assessed from all possible sources. No flood risks were found which could affect the site'. In addition, the Flood Map for Planning shows no risk of fluvial flooding at the site or locally.
- 5.12 The FRA report also considers surface water run-off and confirms that the drainage system across the track was designed to manage runoff and the high sediment loads within it. The upper or "silt" pond is cleaned out every three years and sediment is spread back on to the track. Additional structures have been recommended to manage sediment discharge in the western part of the track, associated with the starting grid. A series of short swales, aligned parallel with the contours are suggested to trap sediment.
- 5.13 The Ecological Appraisal from Chris Seabridge and Associates Ltd and the Flood Risk Assessment (Lidar Logic 2021) both identify the potential for surface water runoff at the site. The Flood Risk Assessment has identified the measures that can be taken by the applicant to reduce this risk, to accord with both national and local plan policies. Please refer to the FRA, at Figure 31, 'Recommended sediment control measures, along the track's north eastern margin' for details.

Local Plan Policy Assessment

- 5.14 This development accords with the Cherwell Local Plan with its clear purpose to support the local, and rural economy and communities. In particular, the policies listed above are relevant to this application. Farm diversification is essential as a means to bolster farm incomes as farm support grants have been cut. More cuts are likely now that we have withdrawn from the European Union. Diversification is also required to both protect, and provide much needed employment opportunities for local people in rural areas.
- 5.15 This development will help to ensure the on-going long term strength and diversity of Manor Farm through farm diversification. Wroxton Motocross will safeguard existing employment at the farm, employment of Mr Brian Pounder of Banbury Motocross Club, and provide much needed additional local employment opportunities and economic growth in the area in the operation of the motocross track itself and associated local businesses.
- 5.16 In terms of policy and strategy and economic policies SO2 and B36 in the Cherwell Local plan these proposals concur with the objective of supporting the rural economy, through the expansion of an existing farm business and farm diversification projects.
- 5.17 Manor Farm operates a campsite for users of the motocross track which operates on race days/weekends only. The campsite allows motocross users to stay overnight and visit local public houses, restaurants and shops which will increase visitor spend in the locality.
- 5.18 Mrs Kerwood has commissioned a Landscape and Visual Impact Assessment (LVIA) from Steele Landscape Design consultants, and a Transport Statement from The Hurlstone Partnership Limited. These reports will be available and submitted shortly, when the end of current covid-19 restrictions allow. (Mrs Kerwood was required to submit this application by 12 February 2021)
- 5.19 In terms of landscape and visual impact, the applicant is attempting to improve the overall visual appearance of the area through the proposed planting scheme and thus the landscape quality. No increase in built development is required if the application is approved, other than the proposed swales for the improved management of surface water run-off, if required.

6.0 CONCLUDING COMMENTS

- 6.1 The motocross track has operated for approximately 40 years outside of the 14-day permitted development right with very little history of investigations by the Council. Two investigations are recorded in the Noise impact Assessment, one in 2018, and another in 2019. In both instances no further action was taken which suggests that no statutory nuisance occurred.
- 6.2 The land is agricultural land used to graze sheep on, and will continue to be used to graze sheep on. This planning application is submitted to regularise the existing mixed use of the site for agriculture, motocross track and associated camping site for up to 24 race days per year.

- 6.3 The application site can be used lawfully under permitted development rights for up to 14 days per year without planning consent, therefore the increase is 10 days per year, representing, in total, approximately 6.6% of the year for race events, plus time for setting up and taking down and private practice days.
- 6.4 Granting permission for the retention of The Wroxton Motocross at Manor Farm will ensure the survival of this essential farm diversification enterprise which supports the existing farming enterprise at Manor Farm, which in turn supports the existing employment levels at the farm. The motocross track has the potential for new part-time employment opportunities in the locality. The application is considered to be in line with current Central Government planning guidance and with Cherwell District Council's policies relating to rural economic development and farm diversification, and help secure the existing employment levels both at the farm and in the locality.
- 6.5 The scheme will support local services and facilities such as pubs, restaurants, shops etc. throughout the year so that they can in turn continue to be available to the local population and offer year-round employment opportunities for local people.
- 6.6 The applicant will plant new native species hedging in line with recommendations made in the Ecological Appraisal written by Nigel Baskerville of Chris Seabridge and Associates Ltd and submitted as part of this application. Linking the new hedge to the existing hedgerow that runs alongside the access track will provide landscape and biodiversity benefits.
- 6.7 The Flood Risk Assessment confirms that the site does not flood and is unlikely to cause flooding elsewhere. Surface water management has been considered, and whilst there are measures already in place that are managing surface water, it has been recommended that the applicant considered additional measures to protect the watercourse in times of extreme rainfall.
- 6.8 The motocross track is well established and provides a very important outdoor sporting venue which is valued by many people. The supporters have taken the time and trouble to write in with photographs of themselves and family members at Wroxton Motocross Track and explained how it has benefitted their physical and mental wellbeing.
- 6.9 It is considered that the site has a history of good management, with no sustained complaints about noise or other nuisance issues. The operator; Mr Brian Pounder is experienced in the safe and effective management of the motocross track and prides himself in this.
- 6.10 The applicant, Mrs Sandra Kerwood has commissioned the reports necessary to demonstrate that the operation of the motocross track site for 24 days of race events plus time for setting up and dismantling, with additional private practice days is in accordance with National and Local Planning Policy objectives. The use of the site and environmental enhancement measures can be controlled by the use of appropriate planning condition if deemed necessary by the Local Planning Authority.

Philip Plant BSc (Hons) MRICS
Mid West Planning Ltd

February 2021

LETTERS OF SUPPORT FOR THE WROXTON MOTOCROSS TRACK



LETTERS OF SUPPORT FOR THE MOTOCROSS PLANNING APPLICATION

We cannot simply allow important venues such as this and others alike to be closed on the whim of a small number of individuals. The impact on the community and its users goes far beyond this. The damage and destruction of the owners' [REDACTED] number of venue users left without a safe, professional and governed area to use is considerable.

How will the venue owners be compensated should this outrageous decision be made?

Are there provisions in place to ensure they have a means of livelihood?

Has it been considered as to where the sportsmen, women and children will be able to conduct their sports activity in a regulated and safe manner?

How valid is the argument against the venue? Often claims are fraudulent simply because individuals do not want the venue near, which brings me to another point.

How long has the venue been operating, how long have the individuals been living near to it and why is it an issue now and not before?

I have been involved in several of these cases and I have discovered some common trends to be considered carefully before any decision is made.

Most importantly and most shockingly, I know and have plenty of evidence that individuals campaigning against motorsport venues often lie and deceive in order to make out the impact of the venue is larger than it truly is.

This ranges from false noise complaints, ie, noise complaints raised on days the venue isn't operating.

The traffic volume on operating days is 'dangerous and intrusive' this was also proven to be false due to the route to the venue not passing through the roadway in question.

Exaggerated noise/volume. While it is apparent the sport is a noisy one, most of the noise is dissipated over a small distance with the regulations imposed on bike manufacturers. One example, a noise complaint was exaggerated by a member of the public and disproved by the venue owners on social media. This questioned both the parish Council and the individuals as people, and as professionals. I'm curious as to how much due diligence has been paid to any claims against the venue.

In my experience, the professionalism of the venue is second to none, therefore I see no valid reason for its continued operation to be questioned.

From: Katie Stock [REDACTED]

To: "banbury.mx@mypostoffice.co.uk"

<banbury.mx@mypostoffice.co.uk>

Cc:

Bcc:

Date: Tue, 29 Dec 2020 23:59:02 +0000

Subject:

hi, i really hope wroxton stays open because i've had so many years racing at the track and is definitely my favourite place to ride. i think it's a brilliant place to race and so many people love it and have lots of memories there. it's such a well looked after track and would be a massive shame if it goes.

there are attached p [REDACTED]





From: "Callam O'Sheen" [REDACTED]
To: "banbury mx" <banbury.mx@mypostoffice.co.uk>
Sent: Tuesday, 29 December, 2020 08:54:49
Subject: Wroxton Planning Permission

Good morning, I've seen your request for people to email you guys with reasons and evidence as to why this track should be supported. So here's mine.

- I've only ridden this track twice, most recently was with GEST in October 2020. Both times my household family have come along for the day. We stay in air BnB's down there and support all the local shops/community when we are down there using their shops and facilities.
- I live near many good motocross tracks and have traveled the country racing and this is up there with one of the best in the country.
- Living about a hour and 45 minutes away I have a group of friends that also race and ride near me and travel to tracks, when Wroxton is on any club meetings calendar there is a buzz around the group waiting for the event like very few other tracks if any.
- Speaking to younger kids aswell this track is a great track for the younger riders to progress into harder and much better tracks, although challenger for the quick boys racing in the fastest classes, it's still versatile enough to let the new beginners get round and at least have their own personal battles, this gives confidence for the kids to carry on
- And finally I have a few pictures from when I last rode here which was a fantastically run and organised event, track Maintenance and preparation works were absolutely spot on both times and had 2 MEGA weekends and this track. Would be a HUGE loss to the mx community if we lost this iconic track.



From: [REDACTED]
To: [REDACTED]
Sent: Mon, 28 Dec 2020 11:53
Subject: Certificate of Lawfulness on Wroxton Motocross Track

I write in support of this Application under the 10 year Rule, of the Certificate of Lawfulness, section I have attended Motocross Meeting at Wroxton Track with my Grandson he was 6 years old at the time and he was born in 1999.for which I will supply evidence in ways of Photograph.

I would also confirm sheep graze on the land when meetings are not taking place, What I would like to say is the Track sits in a bowl, the Start line is right down in the bottom of this bowl, and therefore the Start is the noise from the revving of the Bikes is to a minimum and I cant possibly see how it is that noisy in the Village itself.

This sport is a Family Sport which involves Parents Grand Parent as well, and one point, while these youngsters are racing they are not hanging round streets.

I myself sit as Chairman on a Town Council Planning Committee and although I may sympathise with some of the Objection I also note some have probably not lived in the Village for very long, when you propose to buy a Property or a Second Home would you not infact look into the Area, I know I would and infact most of the newcomers complain about events stay for a couple of years and then move after they have tried to change what they dont like in a community.

But what we are looking at hear is the Law, And that the Land has been used for many years and therefore it has exceeded the time of use, and should be granted a Certificate of Lawfulness As you will see one Photo is dated 2007, I have also took Photos of Trophies with dates and the Track these clearly state Wroxton.

I do hope, you as a Planning Committee will consider the evidence put before you, and think favourable on the outcome of this Application.





From: [REDACTED]
To: "banbury mx" <banbury.mx@mypostoffice.co.uk>
Sent: Sunday, 27 December, 2020 11:25:41
Subject: Wroxton

I would like to say that this track is a well organised place and a fantastic place to ride.
My son is 9 years old and loves it here.
We came to the track this year to race the champion of champions with all the family and made a good weekend of it. We are from south wales and love it here. Even my two youngest asks when we going back.



From: "Fenton Rennie" [REDACTED]
To: "banbury mx" <banbury.mx@mypostoffice.co.uk>
Sent: Sunday, 27 December, 2020 11:19:09
Subject: Good times at wroxten

One of my favourite memory of wroxten was my first ever race there I was so nervous but everyone at bmxm madd us feel very welcome like we had been there for years we returned for the rest of the next season to wroxten and many other tracks and met loads of people who have now become best and life long friends wroxten is definitely one of the tracks that all clubs get excited to be able to race at and it is always prepped to the highest of standard like no other track ever and it is always run properly with marshals on every point and dotted around the place which makes us riders feel safe when riding nd not only that's but it also brings me and my dad and family together it gives us something to talk about during the week and do on the weekends and I think it holds alot of familys together.

he



From: [REDACTED]

Next

Last

To: "banbury mx" <banbury.mx@mypostoffice.co.uk>

Sent: Thursday, 24 December, 2020 19:31:00

Wroxton is such an amazing venue and I have gathered with many family members and friends which we have made many many great memories! This is one of my favourite places to go and everyone at the meetings are always so friendly and the atmosphere is amazing at all times!! I hope to make many more memories there!









From: "carla hicks" [REDACTED]
To: "banbury mx" <banbury.mx@mypostoffice.co.uk>
Sent: Wednesday, 6 January, 2021 09:36:27
Subject: SAVE WROXTON MX TRACK

Absolutely love Wroxton MX Track, Not only is it on our door step, But its the perfect lay out, well maintained, Some great memories here, I just love riding here! The view is great can see the whole track from the top which is brilliant when watching a family member ride.
Wroxton is my favourite track to ride and spectate from. My kids and family love it here to.





From: [REDACTED]
To: banbury.mx@mypostoffice.co.uk
Cc:
Bcc:
Date: Mon, 4 Jan 2021 18:45:57 +0000
Subject:

I am I feel member of the motor cross family . Since my lad could walk he has rode a motor cross bike. It has been part of our lives for many years.
On a serious note this sport keeps many youngsters off the streets, it gives them a hobby a vocation which many of them put hours of practise in , to these boys and girls men and women it has given them many hours of pleasure competing with friends to get the hole shot or just to come and enjoy the ride . Many tracks have been closed,so sad this is a very competitive sport with many talented riders who live to ride their motorbikes. What harm are they causing once a week following their dreams . Until you have experienced the family of motocross you will never understand. I would ask you to take time try to understand what this means to many people you are taking away many riders dreams I am 50 years off age now and my hand on my heart never ment such a wonderful kind helpful community of people who look out for each other children can be children families spend time together and look forward to the weekends in the summer watching and enjoying a sport which every rider gives 100 percent weither at the front or at the back. I ask you to take time to think what you are doing to these good people who adore their sport .
Wroxton track has been their for many years and had many thousands of riders following their dreams . There are today so many hard times especially this year the whole world has been bought to its knees we all need to look forward to good times again with our loved ones I ask you from my heart let the motor family be one again keep our track dont take away our children's dreams .

Sue Halligan

From: [REDACTED] Sent: Mon 04/01/2021 10:54
To: banbury.mx@mypostoffice.co.uk
Cc:
Subject: SAVE WROXTON

The first ever race meeting I road in was at wroxton at the age of 10 and from that day was what made me fall in love with motocross. I can garentee that If there wasn't places like wroxton I would of been out causing no good. I raced there loads of time with Vale white horse and Banbury MX and made so many good memories with my brother and dad along the years with all the the great race meeting there. It be a shame that such an iconic race tacks and one of the best in the country to get close down because of the minority Of people who don't understand what motocross does for young people like I once was and for every one in general it's like people going to church are church is going to motocross on the weekend. PLEASE SAVE WROXTON MOTOCROSS!!



From: [REDACTED]
To: banbury.mx@mypooffice.co.uk
Cc:
Subject: Save Wroxton

Sent: Mon 04/01/2021 18:42

Hi I'm messaging in order to put out interest to keep Wroxton mx track open.

Its a track thats been in good memorys with my family since the vale of the white motocross days.

Me and my younger brother started racing the track back in 2003 and spent many good weekends there and meeting new people that we still call friends to this day.

I think its in the best interest for the track to remain open for the young generation coming up to enjoy the weekends that my family have through the years and for my son to ride there when he starts to race.

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From: [REDACTED]
To: banbury.mx@mypooffice.co.uk
Cc: Kay Turner
Subject: PMXC - Support for Wroxton MX Venue

Sent: Mon 04/01/2021 14:46

Message Team Event 2019.jpg (116 KB) Wroxton 1.jpg (576 KB) Wroxton 2.jpg (560 KB) Wroxton 3.jpg (167 KB) Wroxton.jpg (515 KB)

To whom it may concern,

I am the chairman of Portsmouth Motocross Club & have been lucky enough to use the venue on 2 occasions from 2018 to 2019.

Portsmouth MXC are one of the longest running and largest Motocross clubs in the UK and the Southern based club has been running since it was formed in 1973 and annually boasts an average 400 members, with a variety of riding groups catering for all ages.

The Club's motto when it was first established was "The Friendly Club" and this has been maintained up until the present day. The Club is always happy to see new members, always on hand to help and always has friendly atmosphere at the race meetings!

Wroxton as a venue has proved to be one of the most popular with our members which is why in 2019 we chose to run one of charity weekends at the site & raised a superb £4000 for the Isle of Wight & Hampshire Air Ambulance.

What our MX Club is able to offer is a community of like minded people that are all passionate about their sport. We care about each other but also look outside to see where our community can also offer support.

We can only continue to do this if we have venue's to use & Wroxton is one of the best.

We create memories for our members & those that involve themselves with our sport.

Wroxton is a superb, safe, well run, well maintained venue & long may it continue.

Long live Wroxton MX

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Kind Regards,

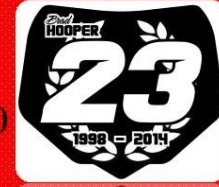
Martin Bradbury







The amount raised from the sale of raffle tickets, bands, stickers and donations was £3600 so PMXC have added another £400 So I am delighted to announce we raised:



£4,000

From Michelle, Beth, Cliff, Carol, Derry, Kevin, Caroline & the PMXC Committee

Thank you so much!!!!



**HAMPSHIRE AND
ISLE OF WIGHT
AIR AMBULANCE**

will be donated to the Hampshire & Isle of Wight Air Ambulance

SATURDAY

PRACTICE + 2 BLOCKS OF RACING

AWARDS TO ALL AUTO-ROOKIES / PRIZE MONEY TO TOP 3 MX1 / MX2 / VMX

SPECIAL #23 AWARD TO OVERALL ROOKIES WINNER

DELICIOUS CAKE STAND / SKID FOR A QUID BIKE COMPETITION

HUGE RAFFLE - OUTSTANDING PRIZES TO BE WON!!!

SUNDAY

RD 11 SUMMER CHAMPIONSHIP - 3 BLOCKS OF RACING

From: Karina Russe [REDACTED]

To: "banburv.mx@mvpostoffice.co.uk" <banburv.mx@mvpostoffice.co.uk>

[Next](#)

[Last](#)

Cc:

Bcc:

Date: Wed, 30 Dec 2020 19:35:09 +0000

Subject:

Wroxton has always been one of my sons favourite tracks he first rode here on his 50 and absolutely loved it. It's by far one of the best tracks in the uk.

The people that run it have always ran it so well and kept the track well maintained.



To Whom it may concern,

I have seen via facebook that you seem to be struggling with some of the neighbours of the track and saw that by emailing the following may help you so here goes.

1) Why you support the venue to stay open ?

As a Spectator the racing community is like a family and specially at a time like this is essentially for time to be spent with family in order to keep our mental health in check. for some of the riders it is a bit of healthy competition and enables them to have fun while doing it in a safe environment.

Again, from a spectator's perspective it is great to see the smiles and laughter on and off the track from the riders and you can tell everyone there wants to be there and is having the times of their life doing so.

When you to any kind of mx event if you stand in the middle you would see so many things happening. A couple being: the crowd (pre-covid) standing at/near the spectator start gate waiting for the gate to drop, the whole crowd then running to the next best place to see their loved ones come racing round the corners or up the hills and over the whoops. You would see a dad of any age child waving his arms and screaming words of encouragement as they speed past. You would then also see the pit crew of the Pros doing a secret sign language only that rider and pit crew know again giving words of encouragement or giving strategic advice. Meanwhile in the pits you would see a crowd of people hovered round 1 broken bike rallying together to get it working again before their gate is called. You would see a father and son playing football next to their van while mum cooks lunch. Also somewhere in the crowd you'd see a partner giving their loved one a hand to get all their protective gear and cheering them on as they drive over to their start gate. This is what racing is all about - Community and in a time like we've had this year this is what we need, a sense of normality and a time where everyone can forget about the rubbish going on in the world and enjoy each other's company. Tracks like yours have been around for so long that they are well established in the riding community and they deserve to continue to be there to ensure memories can still be made.

2) When you rode it ?

Unfortunately, I personally do not ride any kind of mx vehicle however my boyfriend does and I have recently started to take pictures of all the riders who ride at Nora Mx and my first time doing this was at your track last year on the 24th March 2019. This was one day to remember for sure! It was this day that confirmed this is something I enjoy taking photos of so everyone can have a memory of that day. Without tracks like yours these kinds of memories would not be able to be made.

3) Any pictures and memories ?

Of course! As previously mentioned it was at your track I first decided to start taking photos of these events as a hobby myself so some are attached. Feel free to use these as evidence for whatever you need in order to try and keep you guys open.

Hope this helps!

Best wishes,





From: Jack Cameron [REDACTED] Sent: Wed 30/12/2020 09:56

To: banbury.mx@mypostoffice.co.uk

Cc: Wroxton motocross track

Message Video.MOV (2 MB) Untitled attachment 00058.txt (129 B) image0.jpeg (947 KB) Untitled attachment 00061.txt (129 B)
image1.jpeg (258 KB) Untitled attachment 00064.txt (129 B)

I support the Wroxton motocross venue to stay open as it is up there as one of the best and most enjoyable tracks to ride. Not to mention how many years it has been there. Lots of riders travel from all over the place just to ride there, myself from Kent.

There are so many tracks that get shut down all over the country and I think people need to be given an insight into the sport as it seems they think we are a bunch of hooligans. You wouldn't see silverstone or brands hatch getting shut down because of a few local residents and it is a shame this happens with motocross tracks. I know that if you live near brands hatch you can get free/discount season tickets and I wonder if it would do any good inviting local residents to come and spectate a race meeting to see what it means to us racers of all ages but especially the younger ones.

I myself have raced all over the country for 20 years since the age of 6 and have seen so many facilities been closed down over.

The last time I rode there was earlier in the year when gest held a race meeting there. I will come back as soon as possible when racing is back on.

Jack Cameron