

From: Chris Woodcock
Sent: 09 March 2023 15:12
To: Gemma Magnuson
Subject: RE: Planning Application Ref: 21/00517/F: GCN and light/night conditions

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Hello Gemma

We are fully aware of what Dr Watkins has said in her latest correspondence with you.

What is not apparent is:

- Why she has changed her mind and what influenced her to do so?
- Why she has disregarded some very pertinent - in fact, crucial - aspects?

We have corresponded directly with her to bring these to her attention again.

Yes, please do share this correspondence on the portal, but without including my email address.

Thank you

Chris

----- Original Message -----
From: "Gemma Magnuson"

To: "Chris Woodcock"

Sent: Thursday, 9 Mar, 23 At 14:43

Subject: RE: Planning Application Ref: 21/00517/F: GCN and light/night conditions

Dear Chris,

With regard to external lighting, the Ecology Officer has provided the following comments:

With regard to lighting at the Moto cross circuit – I would support conditioning a lighting strategy on site so that there is control and discussion over the amount and extent of lighting on site going forward and we have a chance to ensure any choices made are suitable to protect wildlife. If the applicant felt that no lighting was required this would be welcomed, however, I understand that some small amount of lighting may be necessary for health and safety reasons due to having multiple people on site overnight. Any lighting should be low level with minimal light spill (e.g. bollards or cowled lights) and restricted to the times (motion sensor for example) and locations where it is needed. When assessing any documents to discharge such a condition there will be particular focus on avoiding any light spill into the woodland and ensuring all light choices adhere to the latest guidance from the Bat Conservation Trust and ILP.

Your additional comments are noted. Would you like me to add your latest email to the file?

Kind regards

Gemma Magnuson (Mrs) MRTPI MTCP

Senior Planning Officer (South)

Communities Directorate

Cherwell District Council

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Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Chris Woodcock
Sent: 06 March 2023 15:55
To: Gemma Magnuson
Cc: Charlotte Watkins
Subject: RE: Planning Application Ref: 21/00517/F: GCN and light/night conditions

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Hi Gemma

Thanks for coming back to me but a shame we are now where we are - not that things are at all clear as we go forward.

I'm afraid we don't understand your response, below.

Dr Watkins said, very clearly, in 2021: "there should be a condition for no external lighting."

Not just requiring conditions around external lighting but actually requiring a condition to say no external lighting. Clear and unambiguous.

Presumably lighting is only used when it gets dark...again something in Dr Watkins' noted, to George Smith, that she was obviously - and rightly - worried about with overnight camping.

So what has changed: please can you or she explain?

Is there a dialogue between Dr Watkins and the Planning department on this point and why it should not remain the requirement, as we cannot understand otherwise why her and your opinion has significantly shifted? Did the Planning team ask for it to be diluted from 'no external lighting' to a 'lighting strategy'?

We cannot believe the threat to wildlife on the site has diminished since June 2021: in fact, quite the opposite. The site, with its indigenous GCN, is wilder now than it has been for a decade, given no racing for almost two years. Without motorcycles and hundreds of vehicles on site, wildlife, bats included, must be thriving.

We also also note that your current draft has totally omitted conditions about waste recycling, oil spills (given the multiple refuelling of bikes on site) or limitations on open waste incineration by the brook. All of these were proven behaviours by the track team with no regard for the environment or any laws. Why are they omitted?

With so much loss of wildlife and damage to the environment locally, we find it utterly disheartening and incredible that there is not a robust line being taken on all these crucial points.

Look forward to your speedy response, ahead of Thursday.

Thank you

Chris

----- Original Message -----

From: "Gemma Magnuson"

To:

Cc: "Charlotte Watkins"

Sent: Monday, 6 Mar, 23 At 11:00

Subject: RE: Planning Application Ref: 21/00517/F: GCN and light/night conditions

Dear Chris,

Thank you for your kind offer, although Condition 5 of the recommended conditions within the Committee Report (see page 183)

<https://modgov.cherwell.gov.uk/documents/g3690/Public%20reports%20pack%20Thursday%2009-Mar-2023%2016.00%20Planning%20Committee.pdf?T=10> seeks the submission of an External Lighting Strategy, to be approved in writing by the Local Planning Authority. Charlotte would be consulted as part of any application to discharge the condition. If approved, the applicant would be required to comply with the External Lighting Strategy.

Kind regards

Gemma Magnuson (Mrs) MRTPI MTCP

Senior Planning Officer (South)

Communities Directorate

Cherwell District Council

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