

COMPARISON BETWEEN THE CLEUD/PERMITTED DEVELOPMENT, HISTORICAL USE AND THE PROPOSED USE OF THE TRACK WITH SUGGESTED CONTROLS

1. The purpose of this document is to show a comparison between what is currently permitted on the site, how the site has been used and how it is intended that those same activities will be undertaken in accordance with this application and the controls being proposed over the site.
2. This document uses the definitions as set out in the Glossary [Attached to Hayes McKenzie Report 3291_R04_EXT1-0] with some of those summarised below for ease of reference.
3. The current permitted existing use of the site is as follows:
 - 3.1. "CLEUD" - a motocross scrambling track for practising on Sunday and Wednesday afternoons and for three motorcycle scrambling events per annum.
 - 3.2. "Permitted Development" – 14 days per annum for motorcycle events.
4. The current permitted existing use of the track is unrestricted in terms of the times of operation, types of bikes being used, length of events and controls on the activities whilst on site such as there is no requirement for any noise management plan.
5. The proposed development offers a clear plan for the site that will provide control and certainty to the operation and activities on the site including restrictions on the time of day the track can be used, the types of bikes, the length of events and a noise management plan.
6. The development intends that the site be used as set out in the application and the table at paragraph 6.2 of the Sound Assessment Report. The proposed use is summarised below:
 - 6.1. "Practice Days" – Motocross practice sessions on Wednesday 12:00 – 17:00 and Sunday 09:00 – 17:00.
 - 6.2. "Race Events" – 3 motocross events per year (1 electric bike event and 2 petrol bike events), across 3 days each with time on the track limited to 09:00 – 17:00 each day.
 - 6.3. "Scrambling Events" – Motocross activity on 14 days to be used throughout the year with time on the track limited to 09:00 – 17:00 each day.
 - 6.4. "Electric Bike Experience Days" – Electric bike experience days on Monday, Tuesday, Thursday, Friday and Saturday with time on the track between 10:00 – 12:00 and 14:00 – 16:00 and Wednesday morning between 10:00 – 12:00.
7. The below tables provide a comparison between the current permitted use under the CLEUD and Permitted Development, the Historical Use (this being how the site would be operated without planning permission being granted) and the Proposed Use.

8. The controls being proposed apply to all the Proposed Uses including the times of the day the track can be used, the types of bike in use and a noise management plan.
9. The noise management is at **Appendix 3 Hayes McKenzie Report 3291_R03_EXT1-0** and provides for:
 - Hours of Operation.
 - Levels of acceptable source noise (bike noise) in accordance with an agreed test procedure.
 - Complaints Notification and Management Procedure.
 - Review and Community Liaison.
 - Historical Record of activities and vehicle noise level.
10. The applicant is happy and open to discuss the proposed controls with the LPA or answer any questions the LPA may have.

Table 1.
Comparison of CLEUD Wednesday, Historical Wednesday Practice Days and Proposed Practice Days on Wednesday afternoon

	CLEUD	HISTORICAL & PROPOSED USE WITHOUT PERMISSION	USE WITH PERMISSION & CONTROLS PROPOSED
TIME	Wednesday afternoons	12:00- sunset¹ (i.e. 22:30 in June)	No use of the track outside the hours of 12:00 to 17:00
CONTROLS ON SITE	Wholly unrestricted	Unrestricted	Noise Management Plan

Table 2.
Comparison of CELUD Sunday, Historical Sunday Practice Days and Proposed Practice Days on Sunday

	CLEUD	HISTORICAL & PROPOSED USE WITHOUT PERMISSION	USE WITH PERMISSION & CONTROLS PROPOSED
TIME	Wholly unrestricted	08:00² sunset (i.e. 22:30 in June)	No use of the track outside the hours of 09:00 to 17:00
CONTROLS ON SITE	Wholly unrestricted	Unrestricted	Noise Management Plan

¹ Dictionary definition of afternoon is as follows – this applies to each table below.

Cambridge *‘the period that starts at about twelve o’clock or after the meal in the middle of the day and ends at about six o’clock or when the sun goes down’.*

Merriam Webster *‘the part of the day between noon and sunset’*

With this in mind we have used sunset as the baseline of rider activity on the track as this is how the site has historically been used.

² Historically practice sessions would on occasion start on the track at 08:00 or 09:00 – there is no restriction however on when the practice sessions could start on the track.

Table 3.
Comparison of CLEUD Events, Historical Race Events and Proposed Race Events

	CLEUD	HISTORICAL PROPOSED WITHOUT PERMISSION & USE	CONTROLS PROPOSED
TIME	Wholly unrestricted	08:00³- sunset (i.e. 22:30 in June)	No use of the track outside the hours of 09:00 to 17:00
DURATION	Wholly unrestricted	3 consecutive days⁴	3 consecutive days
TYPE OF BIKES	Wholly unrestricted	3 petrol events	1 electric event and 2 petrol events
CONTROLS ON SITE	Wholly unrestricted	Unrestricted	Noise Management Plan

Table 4.
Comparison of Permitted Development use, Historical Scrambling Events and Proposed Scrambling Events

	PERMITTED DEVELOPMENT	HISTORICAL PROPOSED WITHOUT PERMISSION & USE	CONTROLS PROPOSED
TIME	Wholly unrestricted	08:00⁵- sunset (i.e. 22:30 in June)	No use of the track outside the hours of 09:00 to 17:00
CONTROLS ON SITE	Wholly unrestricted	Unrestricted	Noise Management Plan

³ Historically these events would on occasion start on the track at 08:00 or 09:00 – there is no restriction however on when the events could start on the track.

⁴ Historically events would last for 3 consecutive days but there is no restriction on the duration of events and they could be longer – it is unrestricted,

⁵ Historically the scrambling events would on occasion start on the track at 08:00 or 09:00 – there is no restriction however on when the events could start on the track.

Table 5.

Controls proposed over Electric Bike Experience Days

	USE WITH PERMISSION & CONTROLS PROPOSED
TIME	No use of the track outside the hours of (other than as provided for elsewhere in the application): Monday: 10:00 – 12:00 and 14:00 – 16:00 Tuesday: 10:00 – 12:00 and 14:00 – 16:00 Wednesday: 10:00 – 12:00 Thursday: 10:00 – 12:00 and 14:00 – 16:00 Friday: 10:00 – 12:00 and 14:00 – 16:00 Saturday: 10:00 – 12:00 and 14:00 – 16:00
TYPE OF BIKES	Only the following bikes will be on the track at any one time during Experience Days: 16 Electric Bikes 4 Petrol Bikes⁶
CONTROLS ON SITE	Noise Management Plan

⁶ The petrol bikes will typically be used by instructors.