



Planning Committee Report

Application Number: WND/2023/0155

Location: Farthingstone Hotel & Golf Course, Everdon Road,
Farthingstone, Northamptonshire, NN12 8HA

Development: Demolition of existing buildings and redevelopment of
existing hotel and golf course to provide visitor
accommodation, leisure uses, landscaping and associated
works (C1 Use).

Applicant: Fifty Five Hospitality

Agent: Savills

Case Officer: Eamon McDowell

Ward: WEEDON

Reason for Referral: Strategic Committee threshold

Committee Date: 20th June 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: That the Assistant Director for planning and development be given delegated powers to grant permission for the development subject to minor revisions set out in this report and conditions as recommended or any changes to those conditions as considered necessary by the Assistant Director

Proposal

Application seeks permission for redevelopment of the Golf Course following its closure in March (as advised by applicants). Proposal involves the demolition of the existing golf course complex of buildings and construction of:

- replacement hub building
- leisure building
- family suite
- operations building
- gate house
- staff accommodation
- solar array
- 60+ holiday huts
- Deer proof enclosure around whole of the site
- All within re-natured environs seeing significant new planting across the former golf course fairways comprising new tree planting and wild meadows

Consultations

Application has been subject to extensive consultations and publicity resulting in a mixed response. (12 objections/52 letters of support).

Parish Councils are not entirely supportive either objecting or raising concerns:

- Preston Capes object
- Farthingstone PC raise concerns about traffic, deer proof fencing
- Everdon PC concerned about traffic, landscape impact, impact on ecology.

Full details of consultation responses are set out in the main report.

Main issues for those objecting the application is impact;

- adverse on highway network which is not suited to the type and level of traffic likely to be associated with the complex
- adverse effect on landscape (lighting, residential development, too much new build)
- adverse impact local ecology including SSSIs including ancient woodland
- loss of golf course in conflict with NPPF advice on retaining sports facilities

Main benefits for those supporting application include:

- repurposing of a closed golf course facility
- opportunities to work with local business
- good for local rural economy
- significant ecology/biodiversity benefits by rewilding “green desert”

Planning issues:

Development plan policies seek to strike a balance between promoting rural economy and protecting rural areas (in particular special landscape areas).

Tourism development is supported provided it is of an appropriate scale for its location and has no significant adverse impacts on its character, beauty and tranquillity.

No objections have been raised by the WNC Landscape officer in respect of impact on the immediate or wider landscape subject to imposition of conditions to secure protection implementation and management of existing and proposed landscape treatment.

The Highway Authority is not objecting to the application subject to conditions on securing the implementation of the submitted Travel Plan where further tweaks have been sought.

Parish Councils have raised concerns about impact of traffic on local roads. Farthingstone PC are looking for a section 106 to secure speed restriction signage .

English Golf are objecting to loss of Golf Course citing NPPF advice on retaining sports facilities

Crime Prevention Design Advisor raises no objections;

Woodland Trust is broadly supportive but has raised some concerns about the proximity of some huts to the ancient woodland. The WNC Ecology officer has raised no objections to the application subject to the imposition of conditions.

The WNC Economic Growth and Tourism Officer is supportive of the proposal subject to securing support for local employment strategy.

Planning Balance and conclusion

Having regard to the development plan policies and consultation responses there is broad compliance with development plan policy. This compliance together with the wider benefits the proposal offers (in terms of ecology, biodiversity and local economy) outweigh the impacts in terms of loss of the golf course and the introduction of new development in the open countryside and potential visual impact on the immediate (public footpaths/bridleway) public realm .

Subject to minor refinement of the scheme as discussed in the report below to overcome concerns about proximity to ancient woodland and subject to imposition of conditions to secure a robust approach to protecting and securing ecology/biodiversity benefits it is

recommended that the application be approved.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site lies in open countryside approximately 1km to the west of the village of Farthingstone and is accessed off Everdon Road to the north of the village approximately 300m away via a long access single width concrete track.
- 1.2 The track leads to the golf complex that comprises a former farmhouse that has been extended over many years to provide hotel/accommodation associated with the course. To the east of this building is an existing bungalow and to the north east a maintenance yard and building nestled into lower ground.
- 1.3 The golf course itself extends away from this complex to the south west in a series of tree lined fairways all sitting within a valley setting. Through the valley are a series of water features linked by a watercourse in a southwest north east alignment falling from the south west to the north east back towards the clubhouse typical of a golfcourse setting.
- 1.4 The course is enclosed for the most part by woodland to the north (Mantles Heath) and to the south boundaries with agricultural fields bounding its southwest edge and agricultural fields to the east typically enclosed by hedgerows with mature trees.
- 1.5 A number of public rights of way cross or adjoin the application site. Of particular note is the Knightly Way that runs through the site following the lowest part of the valley in a SW/NE alignment effectively through the middle of the site from along its western edge through the middle and along the access track before entering Farthingstone village to the east.
- 1.6 Other footpaths run close to the site including one to the north east boundary which skirts around Mantles Heath wood before cutting across the access track to the east of the site. Another path skirts the SW boundary from Knightly Way on an NW/SE alignment skirting the woodland to the south of the application site along its SW edge (of this wood).
- 1.7 The local adopted road network lies well beyond the application site with Everdon Road to the east, Maidford Road to the south and a single unnamed track to the north skirting along the north edge of Mantle wood.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development seeks full planning permission for redevelopment of the golf complex area with the complete demolition of the existing main clubhouse/hotel building on site with the following:
 - a new hub building
 - a new leisure building
 - a family suite (up to 10 persons)
 - a new operations building

- a gate house
- new staff accommodation
- solar hub
- 60 holiday huts providing 35x studio huts, accommodating 2 persons; • 4x garden huts, accommodating 2 persons; • 4x accessible studio huts, accommodating 2 persons; • 10x 1-bed huts, accommodating 2 persons; • 7x 2-bed huts, accommodating 4 persons
- deer proof enclosure around whole of the site
- all within a re-wilded/renatured environs seeing significant new planting across the former golf course fairways comprising new trees planting and wild meadows

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

DA/1988/0249 Alterations to existing accommodation, extension of changing, kitchen & restaurant facilities, construction of swimming pool & 30 bedroom/bathroom suites Grant 27-May1988

DA/1988/0256 Formation of dry ski slope Grant 27-May1988

DA/1990/0398 Modification & improvement of previously approved design (DA/88/0249) including extension for existing facilities and revised elevations Grant 21-Jun1990

DA/2004/1390 Demolition of existing workshop. Construction of building for storage and maintenance of tractors, grass cutting equipment, caddy cars etc and staff Grant 14-Dec2004

DA/2005/0407 Outline application for 14 holiday lodges Refuse 08-Jun 2005 (Appeal dismissed)

DA/2013/0094 Removal of Conditions 6 & 7 which relates to occupancy of bungalow approved under application DA/81/564 Grant 28-Mar2013

DA/2014/0570 Demolition of changing rooms and gym and conversion and alterations of remaining hotel and squash courts to create 8 short-term let apartments with associated parking, bio pool and landscaping and construction of two storey extension to rear to extend existing bar area at ground floor with extra bedroom to managers accommodation over. Grant 03-Sep2014

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan and relevant policies are listed below:

West Northamptonshire Joint Core Strategy (adopted 2014)

- Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 (Adopted 2020)

- There is no Neighbourhood Plan for Farthingstone.

The most relevant policies of the development plan would seem to be:

West Northamptonshire Joint Core Strategy

SA – Presumption in Favour of Sustainable Development (social, economic, environment)
 S1 – Distribution of Development
 S7 – Provision of Jobs
 S10 – Sustainable Design
 S11 – Renewable Energy
 E7 – Tourism, Visitor and Cultural Industries
 BN1 – Green Infrastructure Connections
 BN2 – Biodiversity
 BN3 – Woodland Enhancement and Creation
 R2 – Rural Economy
 Settlements and Countryside (Part 2) Local Plan
 SP1 – Spatial Strategy
 RA6 – Open Countryside
 ENV1 – Landscape
 ENV2 – Special Landscape Areas
 ENV4 – Green Infrastructure
 ENV5 – Biodiversity
 ENV10 – Design
 CW1 – Community Health and Wellbeing

Other material considerations include:

- NPPF
- the Biodiversity SPD
- Farthingstone Village Design Statement –

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
WNC LHA	No objections	The trip rates and distribution were previously agreed with the LHA during pre-application scoping discussions. Having reviewed the information contained within the Transport Assessment, it can be concluded that there is likely to be an overall reduction in traffic compared with the existing, permitted use at its peak operation. The impact on the local high should be acceptable. Visibility splays for the access are acceptable. Parking and accessibility spaces and EV charging is noted and considered acceptable. The use of a travel Plan is accepted Conditions sought in respect of

<p>WNC Planning Policy</p>		<p>construction management</p> <p>The proposal was subject to a pre application advice of which a number of documents were submitted. The local authority provided a pre application letter to the applicant March 2022 which concluded that the principle of development was deemed to be acceptable based on the information that was provided. These policy comments are based on the submitted planning application.</p> <p>As detailed in the pre application letter, the principle of development was considered to be in compliance with the following policies in WN Joint Core Strategy:</p> <ul style="list-style-type: none"> • Policy S1D 1-4, in relation to the distribution of development in the rural area • Policy E7 criteria b-d in terms of tourism in strengthening the overall offer, benefiting local communities and businesses and have a development that does not harm the natural environment • Policies BN1-BN3 which enhances existing green infrastructure and increases biodiversity net gain • Policy R2 which could sustain and enhance the rural economy by creating jobs and business where they are of an appropriate scale for their location, respect the environment, quality and character of the area. <p>The proposal would also need to be in accordance with the Settlements and Countryside Local Plan Part 2 Policies - SP1, RA6, ENV1, ENV2, ENV4, ENV5 ENV10 and CW1. Particular consideration should be given to the following policies:</p> <p>Policy RA6 'Open Countryside'. This policy seeks to recognise the intrinsic character, beauty and tranquillity of the open countryside and sets out a number of criteria that must be met for development to supported. It is considered that the Criteria ii supports development that include the replacement of existing buildings of the same general size, criterion viii supports development for tourism provide it is a use that is justified and of an appropriate scale for its location and has no significant adverse impacts on its character, beauty and tranquillity and criterion ix economic development that</p>
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		<p>otherwise accords with policy R2 of the JCS. It should be considered whether the application meets these tests set out in RA6, and in particular the scale of the built form of the proposal and whether there is sufficient justification to allow a greater level of built form than already exists.</p> <p>Policy ENV1 'Landscape' and ENV2 'Special Landscape Area' seeks to protect the areas high quality landscape, Policy ENV4 Green Infrastructure and ENV5 Biodiversity supports proposals that conserve and enhance designated and undesignated sites for biodiversity and geodiversity. It is considered that the proposal would be in accordance with these policies.</p> <p>As indicated in the pre application letter, the main area of conflict with policy is the isolated location of the proposal. It is located within the open countryside, away from any major settlement, which would be in conflict with JCS Policy E7. It would need to be considered whether there are sufficient material considerations present that would overcome this conflict as well as justification for the increased built form in the open countryside.</p> <p>If it is considered that there is sufficient justification that the benefits of the proposal outweigh the harm then there would not be a policy objection to this application.</p>
WNC Landscape	No objections subject to conditions	<p>I have now had a chance to read through the Arboricultural Method Statement, the many submitted plans and documents as well as in conjunction with our recent site visit I have the following landscape comments:</p> <p>The existing golf course is situated between two established woodlands to the immediate north and south with a stream running west to east centrally through the site forming a valley with the land generally rising to both north and south, though there is a ridge on the northern side of the site prior to falling back toward the boundary and the wood beyond. Being a golf course the landscape is manicured</p>

		<p>and somewhat sterile in terms of limited ground storey vegetation as the linear bands of trees between the fairways are generally clear beneath. There are also a number of shallow pools along the central stream with a public footpath running adjacent to the pools and stream allowing clear views of a large percentage of the golf course.</p> <p>In design terms the proposed locations of the new huts along the northern section of the site follow the fairways and use the existing intervening tree planting that formally created the demarcation between the fairways to set the huts into the landscape providing much of the visual screening. It would appear that the proposal is to supplement the existing planting with significant tree planting in order to create a wooded character that the huts would be set into. This also would have the effect of blurring the northern edge of the site and in time the character of Mantles Heath Woodland would appear to extend south into the site. This establishment will obviously take time for the planting to mature to a point where the current edge of the site blends into the existing woodland to the immediate north and the proposed boundary deer fencing will further continue to create a boundary demarcation but in time this would be less visible and will assist in tying the proposed development into its surroundings. In a practical sense there needs to be specific consideration on how the deer fencing will not create a barrier to general wildlife movement given the professed aim of re-wilding the site. There appears to be a similar approach with Knightly Wood to the immediate south again with planting along the boundary to break up the current distinct edge to the site and allow in time the woodland to informally project into the site linking with the retained bands of planting creating green corridors throughout the site.</p> <p>The proposed huts are located either side of the previously mentioned northern ridge set along the existing fairways which allows the existing bands of trees to be generally retained and in fact it appears that only a limited number of trees are</p>
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		<p>shown to be felled the majority of which are in the vicinity of the new Hub and Leisure buildings. During discussions it was confirmed that the existing bands of trees will provide the structure to create the enhanced green corridors into and across the site. In time some of the conifers will be thinned to enable the replanting and establishment of native tree species and importantly introduction of understorey planting will be undertaken to create greater species diversity as well as providing greater habitat/cover for wildlife.</p> <p>The location of the lodges along the northern ridge running west to east would allow a large swath of the central and southern section of the site for re-wilding with specific multi-level landscape planting which should in time help to tie the site more naturally into its surroundings, in particular the adjacent woodland. As the public footpath enters the site at the western boundary the location of the nearest huts north east of the path set on the southern side of the slope and just beyond the canopy of the existing trees would allow approximately the first five to be seen. It would not be a view in the direction of travel on the path but to the north east and would be seen against the existing trees which would be taller than the roofline of the huts. The view would be possible only for a short section of the path before existing intervening trees would screen views. There would also be a further group/line of approximately six huts again on the top of the southern slope of the same ridge set in front of the existing band of trees, but there would appear to be a number of trees retained that would sit in any view which while not screening would provide a degree of mitigation as well as allowing the lodges to sit more comfortably within their surroundings. There is an indication of new planting between the proposed huts which as shown on Huts Zone 1 and 2 Planting Strategy P.1480.HZ1.102 and P.1480.HZ2.102 respectively incorporates woodland species, understorey and ground cover, with a specific list of species between and around the huts which should establish and both soften the huts while visually incorporating the them into the</p>
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		<p>band of trees and shrubs, but it will take time very much depending on sizes and final choice of species planted. The remaining huts would due to the intervening vegetation and falling gradient of the northern side of the ridge be screened from the footpath that crosses the site. In terms of other opportunities for public views of the other lodges there is a further public right of way that runs north to south along the western edge of Mantles Heath Wood and Knightley Wood connected along the western end of the site which links with the footpath that runs west to east across the site. There is potentially an opportunity to see the western most huts of those located on the northern side of the slope but there is a boundary hedge and intervening planting is proposed as well as a significant distance which substantially limits the likely visual impact of those huts. White on site there appeared to be a footpath running along the southern boundary of Mantles Heath Wood and while it does not appear to be a public footpath it is obviously used. As previously noted the woodland is to be extended into the site with trees and lower storey planting around the huts themselves. In time the huts are likely to be well screened but the establishment will take time. The other public right of way runs north/south along the eastern side of Mantles Heath before running east parallel approximately 80m north of the site before running south east to the corner of the site and running along the most easterly boundary. The northern site boundary east of Mantles Heath is very well established, including a high percentage of mature trees that would provide substantial visual mitigation. None of the huts are located east of Mantles Heath, with the only proposed additions being courts and an area of solar panels of limited height and public visibility. Distant views into the site from roads are indeed very limited due to the sites location and the natural landform, as well as the existence of the established woodlands to both north and south.</p> <p>The location of the Hub building is one structure that may be visible from distance as it is located on one of the high points of</p>
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		<p>the site, but it is single storey and set slightly down into the ground. There is certainly an opportunity for strategic planting, possibly advanced planting to break up any views all be it distant. The leisure building replaces the existing main run of buildings on site and generally is on lower ground sitting west of an area of trees including the mature individual Oak which would help to mitigate any distant views.</p> <p>Finally care needs to be given to the location of the Operations building and the staff car park located near the southern boundary east of Knightley Wood. The adjacent Waste Management Area is set in a natural dip next to the wood and as a result would be well screened but the southern boundary vegetation to fields to the south is not continuous and there are a number of gaps allowing views both in and out of the site. The replanting of the boundary would be a priority with advanced planting in terms of establishing a continuous hedge to link with what remains as well as the inclusion of associated tree planting. Beyond that within the site further screen/buffer native e planting should be undertaken to create a far stronger visual screen/boundary. The carpark should be set down into the ground with some excavation in order to limit views of vehicles as well as to prevent vehicle lights from being seen from beyond the site. Given the height of the Operations building as well as the inclusion of roof lights I would suggest setting the building further into the site if possible to allow a greater opportunity for meaningful planting between the building and the boundary which has already been identified as requiring substantial planting. Secondly as with the adjacent stall car park any opportunity to set the building down should be considered, ideally remove roof lights that face south as they would be most likely to be visible certainly when dark. There certainly are opportunities to further mitigate the building and carpark.</p> <p>With all the proposed buildings, their construction materials are important given the sites character and location and how they will be incorporated into the setting of</p>
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		<p>the site. I have looked at the lighting strategy plan which is important to enable the proposal to co-exist with the surrounding countryside. The proposed lighting appears generally limited as well as being low level. This is important as the site appears to have very little lighting away from the buildings and given the aim for re-wilding the site it is important to keep lighting to a minimum as lights are very visible at night or during the winter months especially where currently they do not exist and certainly in the open countryside.</p> <p>The level of landscape information such as planting details, tree report, various habitat creation plans and proposals and planting strategies certainly provides a substantial indication of the proposed aims for the site. There is the potential for limited public visibility of a small number of huts from the footpath, distant view of the hub and possible distant views of the Operations building but there is certainly also an opportunity for additional mitigation ideally advanced planting in specific locations but the benefits of the proposed planting and long term impact of the habitat creation cannot be underestimated. The benefits in landscape terms of the proposal are clearly visible and as such I would generally support the proposed application in landscape terms.</p>
WNC Ecology	No objection subject to conditions.	<p>The site contains a range of habitats some small loss to development are expected but the wider site will benefit greatly from favourable biodiversity management and habitat enhancements. Protected species have been evidenced from the site including Badgers, Bats, Reptiles and Great Crested Newts, a range of appropriate mitigation measures are detailed in the EA to control impacts and ensure favourable status of the populations is maintained.</p> <p>In line NPPF a 36.3% net gain for area habitats and a 10.3% net gain for hedgerows is anticipated under the proposed development.</p> <p>Subject to If the mitigation measures contained within the Ecological Appraisal and supporting appendices, future CEMP and LEMP</p>

		<p>(condition 11.19 & 21) are carried out fully and successfully then the development proposals are not thought to have a significant effect on habitats or protected species.</p> <p>For the reasons above I would recommend the inclusion of the following in conditions: All ecology protection mitigation and enhancements to be in accordance with</p> <p>11.2 The development hereby permitted shall be carried out in accordance with the recommendations, mitigation strategy and enhancements set out in the Ecological Appraisal by BSG Ecology dated 1st February 2023, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.</p> <p>The below condition should be attached to the permission in respect of bat licensing and if the applicant opt for the traditional Great Crested Newt Licensing route, if they opt for the District Level Licensing then the specific conditions contained in a future submitted NatureSpace report will need to be applied;</p> <p>11.7 Where an offence under Regulation 41 of the Habitat and Species Regulations 2017 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.</p> <p>Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and</p>
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		<p>Government guidance contained within the National Planning Policy Framework.</p> <p>11.8 Lighting should follow a sensitive lighting strategy inline with ILP & BCT Guidance Note 8/18</p> <p>Bats and Artificial Lighting in the UK, with lighting limited to around buildings and parking area and no external lighting installed within the ecology mitigation and biodiversity enhancement areas. The sensitive lighting strategy shall be submitted to and approved in writing the Local Planning Authority prior to commencement of the development. Thereafter, the development shall be carried out in accordance with the approved details.</p> <p>Page 6 of 7</p> <p>Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and</p> <p>Government guidance contained within the National Planning Policy Framework.</p> <p>11.11 Prior to, and within two months of, the commencement of the development, a revised ecology survey report including badgers shall be undertaken to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and</p> <p>Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the</p>
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		<p>scheme.</p> <p>11.19 A landscape and ecological management plan (LEMP) for the retained, enhanced and created habitats, including the biodiversity net gain provision shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.</p> <ol style="list-style-type: none"> a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures including 1, 2, 3, 5 and then every 5 year monitoring cycle of Biodiversity Net Gain provision with results feed back to the LPA Ecologist. <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved plan will be implemented in accordance with the approved details. for the retained, enhanced and created habitats, including the biodiversity net gain provision, shall be submitted to</p>
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		<p>and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.</p> <p>Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.</p> <p>Page 7 of 7</p> <p>11.21 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:</p> <ul style="list-style-type: none">a) Risk assessment of potentially damaging construction activities;b) Identification of 'Biodiversity Protection Zones';c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);d) The location and timing of sensitive works to avoid harm to biodiversity features;e) The times during construction when specialist ecologists need to be present on site to oversee works;f) Responsible persons and lines of communication;g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;h) Use of protective fences, exclusion barriers and warning signs <p>The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p>
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		<p>Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.</p> <p>11.23 All species used in the planting proposals associated with the developments ecological mitigation, biodiversity enhancement and net gain areas shall be native species of UK provenance.</p> <p>Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework</p>
WNC Local Lead Flood Authority	No Objections subject to conditions	Surface water drainage scheme to be submitted and agreed together with details of subsequent maintenance and management .
WNC Rights of Way	No Objection	<p>Rights of Way (Definitive Map Team) reviewed the proposal and comments are combined in the response from the LHA .with Following conditions recommended</p> <p>Prior to the commencement of works affecting any existing Public Right of Way, full details of any enhancement, improvement, signage, diversion or closure shall be submitted to and gain the approval of the local planning authority. To ensure that the Public Rights of Way remain accessible and safe for users throughout, and on completion of, development.</p> <p>Informative</p> <p>Please note that the applicant will be required to obtain a Section 184 licence from WNC Highways Regulations on receipt of a planning Consent in order to carry out works to the site access within public highway land. Please note</p>

		also that the works necessary to be undertaken within publicly maintained highway land must be undertaken only by a WNC Highways Approved Contractor, who has the required and necessary public liability insurance in place.
WNC Heritage	No objections.	Subject to condition on recording condition for old farm house.
WNC EHO	No objections	Subject to conditions in respect of noise, lighting, construction management , contamination, air quality
WNC Economy, Culture and Tourism	Support	<p>Having reviewed the information presented in this application solely from an Economic Growth perspective, I support this proposal based on the detail outlined below:</p> <p>Effectively Utilises Land In order to effectively develop the local economy, it is essential to allocate non-residential floorspace with appropriate employment opportunities based on the needs of the local region, the existing calibre of employers and the high skills of the local labour market. Given the infrastructure surrounding West Northamptonshire, this area offers a unique opportunity to fulfil class uses E (formerly B1), B2 and B8, which is further enhanced by the region's position within the Oxford-Cambridge Pan-Regional Partnership, the Logistics Golden Triangle and Motorsport Valley. This application aligns with West Northamptonshire Council's vision to grow the local economy and the community.</p> <p>This application also fulfils the following, outlined in the Daventry District Local Plan Part 2, section 3.1.03, Objective 13: <i>"To achieve high quality design in both rural and urban areas that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses"</i></p> <p>Develops the Local Visitor Economy Tourism and the Visitor Economy is a growth industry for West Northamptonshire and there is a county-wide dedication to nourishing and developing the local offer to attract investment which will result in increased visitors, increased spend and</p>

		<p>economic growth. Not only will this application diversify the existing offer within West Northamptonshire, but it also increases the overnight accommodation available for visitors which will result in more visitors and increased spend and duration of stays.</p> <p>Over £500 million a year is spent by visitors in Northamptonshire and this supports over 30,000 jobs across the county and maintains 4,000 businesses, including a wide range of attractions, hotels, pubs and other venues that visitors enjoy. Growing the offer within this industry not only has a positive impact on the wider community and industries, but it has a direct enhancement of the local economy benefitting all residents and employers in the area.</p> <p>Creates Employment Opportunities Prior to the Covid-19 pandemic, Daventry boasted a consistently low unemployment rate, meaning that as the area is regenerated with new homes and developments, it is essential to ensure appropriate employment opportunities are available for residents. The impact of Covid-19 and the Cost of Living crisis have made it critical to ensure appropriate employment opportunities are created through all developments, both temporarily in the construction phases, as well as long-term employment. This proposal achieves this as outlined in the application for this site comprising over 7,000sqm of non-residential floorspace, creating over 100 jobs.</p> <p>The role of our <i>West Northamptonshire Employment Support Service (WNESS)</i> needs to be recognised within the development plans of this application, as well as plans moving forward, as a vital delivery partner in terms of creating and fulfilling local employment opportunities, including temporary roles and investing in future career pathways. The Economy Team's <i>WNESS</i> should be recognised as a stakeholder to engage with the local & future workforce and be engaged with as soon as possible.</p> <p>Local Labour Strategy (LLS)</p>
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		<p>At least 3 months prior to the implementation of the first phase of development, we would require the applicant to submit a Local Labour Strategy to West Northamptonshire Council for approval. The applicant may not implement or permit any implementation of the development until a Strategy has been approved by the Council, or a S106 contribution has been agreed. We are happy to work with the applicant to develop the LLS.</p>
Farthingstone PC	No objections	<p>Concerns raised about impact of traffic on local roads request 106 agreement to secure speed signs through the village. Also repeat the concerns of local resident about the deer proof fencing around the site.</p>
Preston Capes PC	Object	<p>At their meeting on 21st March, Councillors agreed to Object to this application on grounds of the access requirements for this low-density housing proposition, affecting its bridleway use by pedestrians, cyclists and horse riders, including large groups of young children from the Everdon Field Centre. Additional traffic on surrounding narrow roads is likely to increase accidents and damage to verges. The proposition's scale and increase in local population will be detrimental to the footpaths of adjacent ancient woodlands. Councillors also have environmental concerns with regards the site's security fencing, its outdoor lighting and its re-landscaping, as affecting current wildlife on the site and that in the adjacent woodlands</p>
Everdon PC		<p>Although this application is not within Everdon parish it is felt it could have a significant impact on the infrastructure of the village, so would like to raise the following concerns (the comments have also been uploaded to the portal): Although the visitor traffic should not access through Everdon, as there have been assurances that directions will be from Weedon and turn left at the 'Snorscombe crossroads,' there will be an inevitable increase in traffic along all access routes to the</p>

		<p>development. These roads are currently in very poor condition and are, in many places, single track and struggle with the volume of traffic visiting the area particularly Everdon Stubbs. The introduction of heavy construction vehicles during the build, followed by heavy goods vehicles continuously delivering food and services to site will damage the roads even more.</p> <p>The claim of 315 two-way vehicular trips daily to the current site were in running in profit seems to be very high. It is noted that 'mode' used data supplied by a third party quoting comparable sites, due to the current low membership rates of the golf club. The country lanes would definitely know the impact of the proposed 274 two-way vehicular trips compared to the current flow of traffic.</p> <p>Reading the Transport Assessment report the site has an A1 score of 0.00 using the BREEAM Accessibility Index which confirms the lack of public transport and access will only increase traffic.</p> <p>While some staff will live on site (16), the majority of the estimated 100, will have to travel daily as there is unlikely to be sufficient staff living locally to fulfil the required posts. With no public transport available, the proposal of a mini bus is very good but practically where would the pick-up point be as Daventry is 7km away and Northampton further still. It still seems likely that the 36 mini bus staff would travel in single vehicles.</p> <p>Will the infrastructure of a small village be increased to support the development for example, the water pressure in Farthingstone is already a problem?</p> <p>Have sewage surveys been conducted and confirmed as suitable?</p> <p>With regard to the planting and environmental impact:</p> <ul style="list-style-type: none"> o More effort should be made to connect the ancient woodlands of Mantles Heath and Knightley Wood. o Light and noise pollution should be considered for such a substantial development in an environment where there is currently none/very low levels. o Landscaping should respect the furze/heath landscape character and planting should include
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		<p>Gorse, Cross leaved heath and possibly Bell Heather.</p> <p>o The Knightley Way runs through the site and is not marked or mentioned</p>
Environment Agency	No comments to make	
Crime Prevention Design Adviser	No objections	Subject to conditions securing implementation of agreed security measures .
CPRE	object	<p>The site was given permission some years ago for a relatively small hotel and golf course which at the time was considered an acceptable development in open countryside and within a Special Landscape Area.</p> <p>With the passage of time it would appear that this business venture is no longer viable in its present form and the current proposal has therefore been put forward. This involves rebuilding the hotel and a significant number of new buildings within what was the golf course area. Although classed as a previously developed site it is not what is normally considered to be a brownfield site . CPRE considered that whilst allowing a golf course in open countryside does maintain to a degree the values of open countryside and an acceptable impact on the SLA , to then take this forward with over 40 new buildings on the same site is far less acceptable . Although many of the buildings are called huts and studios there will still be a significant change to the open countryside which we consider amounts to significant harm to the SLA . The impact on the area will be to impose what amounts to a new small community within open countryside</p> <p>There are other concerns also relating to the access to the site which is a single track road and the impact of the additional traffic created on the country roads around Farthingstone. It is also unclear how the bridle path which crosses the site will be accessed if the site is to be a secure compound with gatehouse access. Whilst we appreciate that the applicant has put forward many mitigating measures in terms of restorative aspects to the countryside we do not consider that the impact of such a development with so many additional buildings is acceptable on</p>

		<p>this site . We therefore consider that the development is contrary to the countryside protection policies in both the NPPF and the Core Strategy and in its present form should be refused.</p>
English Golf	Object	<p>Having reviewed the documents submitted as part of the application that there has been no golf needs assessment performed which evidences that golf is no longer a viable option for this particular site. Stating that the previous golf business on the site was failing is not a strong enough case and could be more reflective of the way the operation was managed rather than an indicator of low demand.</p> <p>On that basis I object to the application and request that further investigation be given to the loss of this golf provision, particularly as it would seem this does not appear to have been given any prior consideration.</p>
Natural England	No objection	<p>We consider that without appropriate mitigation the application could have potential significant effects on various protected species populations. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:</p> <ul style="list-style-type: none"> • Mitigation to ensure Bat and Great Crested Newt (GCN) populations are not adversely affected by potential development and/or demolition works. • A Construction Environmental Management Plan (CEMP) detailing how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to breeding birds. <p>Without the above mitigation, Natural England may need to object to the proposal. Please reconsult Natural England once this information has been obtained.</p>
Wildlife Trust	No objections but raises some concerns	<p>Proximity to ancient woodlands and need to protect properly. Concerned about potential for increased activity in and around the woodland areas particularly impact of dogs off leads. . Suggest further amendments to the scheme and conditions to mitigate the impact on local ecology and ancient woodland.</p>
Woodland Trust	No objections	<p>The Trust provided comments to the applicant prior to submission of this proposal with respect to the</p>

		<p>ancient woodlands adjacent to site. While we welcome the applicant's commitments to BNG and long term environmental management on site, we hold concerns for Mantles Heath SSSI to the north of the development.</p> <p>A number of holiday lodges are proposed approximately 15m from the ancient woodland boundary, and whilst the applicants have adhered to Natural England/Forestry Commission's Standing Advice, given the scale of the development we would advocate for all holiday lodges to be sited at least 30 metres from the ancient woodland boundary to ensure that the ancient woodland will be adequately protected from the recreational and construction impacts of the development.</p>
Forestry Commission	Neither support nor object	<p>Offer observations in respect of protection of the ancient woodland and need to have regard to NPPF advice at para 180 (c) Whilst welcoming the planting of new trees some concern is raised about proximity of some huts to the ancient woodland and the need to adhere to the guidance of 15 m distance. To avoid root damage. Recommend having regard to the advice of Natural England and Woodland Trust.</p>
British Horse Society	Object	<p>The only access to the site is by way of a public bridleway track (ES7) (part metalled).</p> <p>Bridleways are for the use of equestrians, wheelchair users, pedestrians and cyclists, including recumbent bikes and tricycles etc, and not motorised vehicles (except for landowner access). The access route is not a 'byway'.</p> <p>The bridleway passes through the site of the planned development to link with bridleway FB16. As bridleways are few and fragmented in the area, it is important that vulnerable road users can continue to have safe access. The impact of the development needs to be assessed in relation to PRoW users' continued enjoyment of the right of way.</p> <p>The 'Transport Plan' mentions pedestrians and cyclists but has neglected to highlight the importance of equestrians and disabled users' - section 3.3 'Accessibility and Sustainable Modes'.</p> <p>Section 3.3.3 states "the site access road</p>

		<p>forms part of bridleway ES7". Having sought clarification from West Northants Council 'Definitive Map Team', there is no recorded width for this bridleway. The whole road width could therefore be classed as 'bridleway'. The width of the metalled surface cannot necessarily be regarded as the legal width of the highway. Any verges also form part of legal width unless specified otherwise. This needs clarification.</p> <p>Section 3.3.6 states "the quiet nature of the local road also provides a safe and well-connected network of routes for 'pedestrians and cyclists' with a number of local villages accessible within a short cycle time from the site using local road and bridleway network". It is not likely the route will remain quiet during or after potential development due to the following potential inaccuracies and requirements set-out in the Transport Plan:</p> <ul style="list-style-type: none"> • Table 5.3 data shows a potential reduction in number of vehicle trips per day than the existing golf club could generate - TRICS category '09 Golf: B - private 18 Hole courses vehicular assessment criteria. There is no assessment of actual current vehicular movements (section 5.2.3). The existing golf club has been sold due to low popularity, so current trips to site are likely to be much less than the stated 155 arrivals and 160 arrivals per day (table 5.3). • The new parking requirements (total 201 spaces) (tables 6.1, 6.2, 6.3 and 6.3.9)) far exceed the current parking (50 parking spaces I believe) available at existing Golf Club/Hotel. This alone would suggest a substantial increase in vehicle movements. • Reference is made to requirement of 100 staff plus guests that will frequent the leisure facilities and/or stay in one of the 60 planned 'huts' to be developed. Potentially 15,162 guests per annum (5.3.9) staying an average of 2.6 days (5.3.11). • The type of vehicles required to access the site will potentially include HGVs, service and contractor vehicles and shuttle buses for staff, as well as normal guest traffic. The number of service vehicles is likely to increase due to the number of extra guests staying on-site at any one
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		<p>time, as well as day visitors e.g., more food and other supply deliveries. Larger volumes of rubbish extraction and other related contractor and ancillary vehicle trips are also likely.</p> <p>The Highway Code stipulates that road traffic should pass equestrians no less than 2m away at a speed of no more than 10 mph. How would the potential amount of 2-way motor traffic, on a single part metalled bridleway track, have enough safe distance to pass on such a narrow long section of highway, without coming into conflict with vulnerable road users? Currently most motor vehicles are cars - there will be greater frequency of these but also larger vehicles. Appendix B (transport plan) stipulates the mouth of the road is 5.8m wide but it is potentially narrower further along its length. No other width measurements are included. The current Northants Rights of Way Improvement Plan has highlighted the need to improve road safety for local equestrians and aims to increase safe links in an already fragmented bridleway network, as well as create more off-road riding and circular routes. It is important that any existing bridleways are protected for all vulnerable road users. The amount of increased traffic requiring access to the development is also likely to increase traffic on local surrounding roads.</p> <p>Between 1/1/22 and 31/12/22</p> <ul style="list-style-type: none"> • 3,552 road incidents involving horses have been reported to The British Horse Society • 69 horses have died • 125 horses have been injured • 139 people have been injured • 26% of riders were victims to road rage or abuse • 82% of incidents occurred because a vehicle passed by too closely to the horse • 78% of incidents occurred because a vehicle passed by too quickly <p>The equestrian industry generates £4.7 billion of consumer spending; £5,548 per horse (BETA, 2019) is contributed to the economy benefitting local economies where equestrian activities thrive. DEFRA has recorded horses registered in the surrounding NN12 postcode area (2021), making a total of £7,462,060 pa contribution to the economy. There are</p>
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		livery yards in the area creating employment and using equine services (e.g., vet, farrier, feed, instructors, etc) as well as using the roads and off-road network in the vicinity. Equestrians only have access to 22% of rights of way nationally. Claire Marshall BHS County Access & Bridleways Officer - Northamptonshire
Ramblers	Object	The access road to this development is totally unacceptable. it is a single track concrete road and is a bridleway. a separate foot/bridlepath must be provided. it will be very dangerous for cyclists/horseriders/walkers unless this is done

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 At the time of writing the report there have been 12 letters of objection and 52 letters of support raising the following comments:

Main issues for those objecting the application is impact;

- on highway network
- effect on landscape (lighting, residential development, too much new build)
- local ecology including SSSIs including ancient woodland
- loss of golf course in conflict with NPPF advice on retaining sports facilities

Main benefits for those supporting application include:

- repurposing of a closed golf course facility
- opportunities to work with local business
- good for local rural economy
- significant ecology/biodiversity benefits by rewilding "green desert"

7 APPRAISAL

Policy background

- 7.1 Development Plan Policy broadly seeks to protect the character appearance and tranquillity of the open countryside whilst at the same time seeking to promote the rural economy by allowing for tourism and leisure development where it's judged to be of an appropriate scale without significant adverse impact on its surroundings.

- 7.2 JCS Policy S1 D specifically addresses the principle of development in rural areas with the emphasis being on enhancing and maintaining the distinctive character and vitality of rural communities; shortening journeys and facilitating access to jobs and services; strengthening rural enterprises and linkages between settlements and their hinterlands and respecting the quality of tranquillity.

- 7.3 JCS Policy E7 specifically addresses tourism visitor and cultural industries offering support to such proposals particularly where they contribute to regeneration aims and objectives; strengthen the overall tourism offer; benefit local communities and businesses and is of a use, form and scale which does not harm the quality of the natural or built environment. The policy does suggest that attractions and facilities of a significant scale should be located within or close to towns and then to accessible locations with a requirement that rural visitor attractions should conform to JCS policy R2
- 7.4 JCS Policies BN1, BN2 and BN3 concern themselves with green infrastructure, biodiversity and woodland enhancement/creation respectively. BN1 is supportive of protecting and enhancing existing green infrastructure whilst promoting creation of new.
- 7.5 BN2 seeks to maintain and enhance existing designations and assets or deliver a net gain in biodiversity when considering development proposals.
- 7.6 BN3 is supportive of proposals that will protect, enhance existing or create new woodlands. Specifically proposals to buffer, extend and relink areas of ancient woodland as well as protecting aged/veteran trees outside of ancient woodlands need to be protected will be supported and proposals that result in loss will not be permitted unless the benefits of doing so clearly outweigh loss.
- 7.7 JCS Policy R2 concerns the Rural Economy and is supportive of proposals that safeguard or create jobs provided they are of an appropriate scale for their location, respect environmental quality and character of the rural area and protect the most versatile agricultural land. The policy goes on to list types of development that would be considered acceptable in a rural area including small scale tourism proposals including visitor accommodation and proposals that recognise the benefits of the natural environment as an asset to be valued conserved and enhanced
- 7.8 The Settlements and Countryside Part 2 Local Plan is a more recently adopted part of the development plan and contains a number of relevant policies. Policy SP1 is the spatial strategy policy for the Daventry Area following general principles of concentrating development in towns and villages whilst protecting the open countryside as well as promoting healthy and active lifestyles.
- 7.9 SCLP policy RA6 concerns itself specifically with the open countryside recognising the importance of the intrinsic beauty and tranquillity of the open countryside. It goes on to list criteria to be satisfied in respect of development beyond the confines of settlements including the re use or conversion of buildings, the replacement of existing buildings, tourism development that is justified and of an appropriate scale for its location having no adverse impacts on its character, beauty or tranquillity.
- 7.10 Policy ENV1 seeks to maintain the distinctive character and quality of the District's landscapes having regard to the cumulative impact of development on the quality of the landscape. Applicants will be expected to demonstrate how development proposals impact on local landscapes by respecting local character in which its sits, enhancing and restoring landscape features where opportunities arise and mitigation measures that integrate development into its surroundings and enhances or restores local landscape.
- 7.11 Policy ENV2 addresses Special Landscape Areas which are considered to be high quality landscapes where support will be given to proposals that make a positive contribution to their special quality. Proposals that have a harmful impact either directly

or cumulatively will be resisted where the impact cannot be mitigated. As with Policy ENV1 applicants will be expected to assess their proposals upon the special qualities of the landscape and where harm is caused how that can be mitigated.,

- 7.12 Policy ENV5 sets out the approach to Biodiversity being supportive of proposals that conserve and enhance designated and non-designated sites and species of national and local importance and contributing towards a resilient ecological network. The policy sets out the approach in respect of national importance, local importance and undesignated site with greatest weight being applied to the protection and enhancement of sites of national importance. The expectation is that all development proposals likely to affect biodiversity will included a thorough assessment of that impact including any mitigation and /or compensation where harm will be caused with the level of assessment being proportionate to the scale of the proposal,
- 7.13 SCLP policy CW1 concerns the promotion of health and well by supporting proposals that demonstrate the consideration of health and wellbeing in their design layout and landscaping. The policy seeks to protect existing community facilities and open spaces and supports enhancement of the same.

Principle of development

- 7.14 Having regard to the Development plan policies as listed above I am satisfied that generally tourism/leisure development proposals in rural locations can be supported. Although JCS Policy E7 suggests that larger scale attractions and facilities of a significant scale should be located within or close to towns and more accessible locations other more recently adopted policy such as ENV1, ENV2 and RA6 lends support to such development where the scale is judged appropriate for its location respect environmental quality and character of the rural area and protect the most versatile agricultural land and in respect of tourism development that it is justified and of an appropriate scale for its location having no adverse impacts on its character, beauty or tranquillity.
- 7.15 Furthermore the NPPF offers support to a prosperous rural economy where planning policy and decisions allow for sustainable growth of all types of business in rural areas both through conversion of existing buildings but also well designed new buildings. Sustainable tourism and leisure developments are supported where they respect the character of the countryside.
- 7.16 Having regard to both national and development plan policy it is considered that the principle of this proposal can be supported where it is justified, judged to be appropriate to its surroundings and has no significant adverse impacts on its character, beauty and tranquillity.

Justification

- 7.17 The proposal involves the redevelopment of a long established golf course with a planning history of various proposals including a ski slope, extensive alterations and extensions to increase accommodation on site. The applicants consider the viability of a golf course facility in this location has failed and that the proposal offers a more suitable alternative leisure/tourism use which will positively enhance the site itself in

terms of increased biodiversity/ecology opportunities but which will also positively contribute to the local rural economy.

- 7.18 England Golf have raised objections to the loss of the golf course suggesting the need for a golf needs assessment to be undertaken and citing paragraph 99(c) of the NPPF which states that:

“Existing open space sports and recreational buildings and land, including playing fields, should not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”

- 7.19 In response the applicants rely on the Market Context Economic Benefits and Social Value report which they submitted with the application. This report cites a combination of changes in the requirements of golfers, increased competitiveness of other sites and fact that there are some 16 golf courses within 18 miles make the existing golf course less attractive in the wider golf market. This together with increase attractiveness of eco-tourism together with opportunities to work with local businesses make the proposal a better alternative use to maintaining the existing golf business provide justification for the proposal.

- 7.20 In planning terms there is no evidence before the LPA that suggests that the loss of the golf course would cause such harm to the local area that would outweigh the benefits set out by the applicants in terms of the renaturing of the site the provision of a new tourist accommodation and benefits this would bring to the local community and rural economy and also bearing in mind the availability of other golf courses in the area.

Impact on Character and beauty of the special landscape area

- 7.21 The application site sits within a landscape that benefits from designation as a Special Landscape area under Policy ENV 2 of the part 2 Local Plan. The presence of ancient woodlands in the form of Mantles Heath and Knightly Wood to the north and south of the site enhance its setting but also together with the general topography which falls from the west to the east in a valley effectively screens the site in views from the wider landscape. As such the site is only readily seen from a small number of public rights of way that are nearby but in particular Knightley Way that runs through the site.
- 7.22 Policy ENV2 of the Part 2 Local Plan stresses the importance of protecting and enhancing the Special Landscape Areas when considering development proposals and supporting those that make a positive contribution.
- 7.23 The application is supported by a detailed Landscape and Visual Impact Assessment of the proposal upon the local landscape which has helped inform the design and layout of the proposal including its renaturing scheme as a way of mitigating the impact of the new built form but also as providing opportunity to enhance the local landscape.

- 7.24 As such the majority of huts are located within the fairway areas of the former golf course reducing the potential for any conflict with existing woodland to the south and in particular the north of the site. The main hub building and leisure buildings are sited on or close to the area presently occupied by the existing golf building complex with siting adjusted lower into the valley to mitigate any potential for visual impact from beyond the site. Tennis courts and solar array are located also on lower parts of the site on existing fairway areas. To the southern eastern corner of the site new buildings include the operations building and staff accommodation building together with staff and visitor parking will introduce new build elements in areas that are currently fairways or greens taking advantage of lower lying ground to reduce their impact from beyond the site.
- 7.25 The application has been assessed by the LPAs Landscape Officer and the details of their comments are set out above as are those raised by other parties in terms of impact on the local landscape. Although supportive of the proposal there are areas where the landscape officer has suggested further mitigation in particular at the south east corner of the site where the operations building, staff accommodation and staff car park are located. It is clear from the impact of the proposed landscape planting will take time to be established and will need to be properly managed and maintained over a suitable period of time (at least 10 years) to ensure that its benefits not only in terms of visual mitigation but also in terms of biodiversity enhancement are realised.
- 7.26 I have had regard to the advice of the WNC Landscape officer and those of other parties and conclude that the proposal will not adversely impact on the wider special landscape area primarily as a result of its topography but also because of the screening effect of the two ancient woodlands and proposed new planting schemes.
- 7.27 As regards those nearby rights of way and in particular the Knightley Way I do accept that some new buildings and huts will be readily visible from this path but this impact will to some extent be mitigated by the proposed planting within the site as part of the renaturing scheme. I also note that this right of way is a long distance route of which only a relatively short section is affected by the proposed development. As such it is only for this short distance will be impacted.
- 7.28 Although I accept that the golf course is a long established use that predates the current planning policy and Special Landscape designation I consider that the golf course landscape does not positively contribute to qualities of the wider special landscape simply because of the need to heavily manage this environment with regularly mown fairways and manicured greens and heavily managed rough in a manner to allow those using the course to play golf in pleasant surroundings which does not align with the natural landscape and ancient woodlands nearby.
- 7.29 On balance I am satisfied that the proposal will not adversely impact on the Special Landscape Area and that it will protect the special qualities of the area and that it will make a positive contribution to those special qualities by renaturing large areas of the former heavily managed golf course landscape as proposed. Accordingly subject to securing the refinements sought by the landscape officer I judge the proposal to be compliant with the provisions of Policy ENV2 of the part 2 Local Plan as it will not have a harmful impact on the SLAS special qualities and because its impact on the SLA (albeit limited) can be successfully mitigated by securing the renaturing planting scheme as proposed.

Impact on tranquillity

- 7.30 The location of the site in open countryside well away from settlements inevitably results in noise levels being a lot lower than would be experienced in an urban setting and accordingly adds to the sense of isolation peacefulness and tranquillity that are often associated with characteristics of being in the open countryside and which planning policy seeks to protect. Tranquillity is a term used in Policy RA6 as something to be protected and indeed RA6 (viii) refers to it when judging the impact of and scale of tourism or leisure development in the open countryside. The supporting text to the policy however provides little detail on what is meant by tranquillity, how it should be defined or indeed how impact of development upon tranquillity can be measured.
- 7.31 There are however impacts that can be looked at in terms of noise, lighting, air quality, , traffic impact that may provide indicators on how development may impact on the tranquillity of an area.
- 7.32 In terms of noise, lighting and air quality the WNC EHO has not identified any adverse impact posed by the development when assessing the proposal both during construction (where there will inevitably be a level of disruption to the local area) or operationally. Subject to conditions set out by EHO the impact of noise, lighting and air quality can be mitigated.
- 7.33 Similarly the advice of both WNC Ecology and Landscape do not identify any specific concerns that would adversely impact on their respective areas of control that would indirectly impact on the sense of tranquillity experienced in this area. In other words if ecology biodiversity opportunities are protected and enhanced and the proposal positively contributes to the local landscape through increased planting across the site by creating an attractive destination for those wishing to enjoy the countryside I consider that the impact on the tranquillity of the area is compliant with the aims of Policy RA6 overall and specifically in regard to RA6 (viii) . I do accept that during construction there may well be activity that could impact on the area but this would be temporary for the duration of those works and could be mitigated by a construction management programme that could be secured by condition.

Ecology/biodiversity

- 7.34 Development plan policies ENV5 (Part 2 Local Plan) and BN2 address the need to protect and enhance biodiversity opportunities when assessing development proposals. BN2 supports proposals that maintain or enhance existing assets and deliver a net gain in biodiversity and requires a robust assessment of proposals on biodiversity to be carried out in proportion to the significance of the asset or designation. Similarly ENV5 is supportive of proposals that conserve and enhance designated and undesignated sites and species of national and local importance for biodiversity and geodiversity and contribute to a resilient ecological network.,
- 7.35 The protection and enhancement of biodiversity/ecology opportunities within the site is very much at the heart of this proposal as it effectively seeks to change the golf course landscape to a renatured area that will be attractive to those wishing to visit. That said the site does sit within an SLA and close to SSSIs which themselves require protecting from any development that may adversely impact on them particularly Mantles Heath and Knightley Wood.
- 7.36 The application is supported by a raft of reports which have been subject to consultation with relevant ecology specialists including the WNC Ecology Officer, Natural England, Wildlife Trust and Woodland Trust and their responses are set out above.

- 7.37 Those advising on the ecological impact of the development proposals are broadly supportive they do identify concerns about potential impact on the ancient woodland at Mantles Heath due to proximity of some huts. These concerns can be addressed by securing some refinements to the positioning of huts along the northern edge of the site to create a minimum 30m corridor between the proposed huts and southern boundary of Mantles Heath in addition to the conditions advised which are aimed at securing longer term biodiversity protection and enhancements across the site.
- 7.38 Whilst I note concerns raised locally about the deer fencing that is proposed around the whole of the site I am satisfied that subject to specific conditions on its proper and sensitive implementation that this is acceptable. In general terms the construction of fences up to 2m in height would not in any case require the benefit of planning permission where it is not adjacent to a highway used by vehicular traffic.
- 7.39 On balance having regard to the consultations responses and representations received to date I am satisfied that the proposal is compliant with the provisions of BN2 and ENV5 in respect of the protection and enhancement of biodiversity opportunities subject to conditions as advised.

Impact on highway network

- 7.40 The site's location in open countryside means that access to it is along small country roads through nearby villages. The application is supported by a traffic impact assessment and travel plan and has been the subject of consultation with the Local Highway Authority whose response is set out above.
- 7.41 In its assessment of the proposal the LHA has concluded that there will be no adverse impact on the local highway network as a result of the proposed development. In drawing this conclusion the LHA has had regard to the fact that the golf course if operating to capacity could attract similar levels of traffic. The LHA has also considered and approved the submitted travel plan which seeks to promote more sustainable approaches to travelling to and from the site including the provision of staff transport, EV charging points.
- 7.42 I have noted the concerns raised by local Parishes and residents about the impact of traffic on the local highway network but in the absence of evidence to counter the advice of the LHA I consider that the proposal will not adversely affect the operation of the local highway network subject to the conditions advised by the LHA in respect of the Travel Plan and Construction Management.
- 7.43 I am also aware of calls for a Section 106 agreement to secure traffic speed activated signage in nearby village of Farthingstone but consider this would not meet the tests required for 106 agreements or indeed conditions in terms of mitigating the impact of development. The LHA has not identified the need for such measures to mitigate the impact of traffic going to and from the site. As such these cannot be secured as a direct requirement of this permission. The applicants have however indicated a willingness to engage with the local community on such matters but this would be outside of the planning process.

Approach to sustainability and design

- 7.44 Development plan policies S10 of the part 1 Local Plan sets out the approach to sustainable design principles primarily aimed at contributing to a reduction in carbon emissions and tackling climate change through a range of different approaches to

development including promotion of sustainable design, use of solar and other renewable energy sources, promotion of walking cycling and sustainable approach to transport . A similar approach is also promoted under policies ENV9 (Renewable Energy) and ENV 10 (design) of the part 2 Local Plan.

- 7.45 These policies have been taken into account by the proposal in terms of promoting a low energy development that seeks to reduce its carbon footprint by use of energy efficient building methods on all of the buildings proposed as well as incorporating materials which are reflective of local vernacular but with modern simple appearance.
- 7.46 For example the main hub building will be constructed using natural ironstone found in Northamptonshire and plain clay tile roof under a relatively low profile building. The leisure building will have a timber shingle roof larch cladding and timber framed glazing. The operations building would be simple utilitarian appearances with steel cladding to roof and walls not dissimilar to modern agricultural buildings. Similar approaches are taken to the other buildings including staff accommodation.
- 7.47 In addition the applicants point out that the “Proposed Development would seek to reduce carbon emissions by 63% through the implementation of 525 PV Solar Panels on site and the use of an all-electric strategy. The PV panels would generate the majority of the energy required, and their operation would contribute 51% of the 63% reduction in carbon emissions.” Overall they advise that the development would seek to achieve a level of Very Good under BREEAM during construction and operational phase with an overall aspiration to achieve excellent.
- 7.48 On balance I am satisfied that the proposal demonstrates compliance with the provisions of development plan policy in respect of promoting sustainable design principles and use of renewable sources of energy to reduce carbon emissions and tackling climate change as set out in Part 1 Local Plan Policy S10 and ENV9 and 10 of the Part 2 Local Plan.

Impact on surface water drainage/flooding

- 7.49 The application site does not lie within a designated flood plain however it does need to ensure that any additional surface water run off is properly controlled to avoid flooding either on site or beyond its boundaries. The site presently contains a small stream running roughly from west to east through a series of ponds. These are to be improved and additional attenuation measures introduced to the site in an effort to promote biodiversity opportunities but also to properly provide for sustainable surface water drainage provision within the site.
- 7.50 The Local Lead Flood Authority has advised the need for conditions as set out in the consultation section of this report but has not raised any objections to the proposal on the grounds of flood risk.
- 7.51 Accordingly the proposal is considered to be compliant with the provisions of policies BN1 and BN7 of the Part 1 Local Plan in respect of flood risk management and ENV11 of the Part 2 Local Plan on flood risk management.

Impact on residential amenity

- 7.52 The site's relatively isolated location away from the nearby settlement of Farthingstone means that its direct impact on the residential amenity of local villagers is significantly

reduced. The impact of lighting and noise from fixed part can be controlled by condition. Noise from activities associated with the development would be controlled by management of the site. The nearest properties in the village would lie some 500m to the south east . Other detached properties on the Everdon Road to the east would be in excess of 800m from the main hub building.

- 7.53 Whilst the construction phase of the development is likely to cause some disruption to local villages overall I am satisfied that the development is unlikely to lead to conditions that would make the living conditions of local residents unacceptable in planning terms.

Impact on local community/economy

- 7.54 The applicants consider that the development offers many benefits to the local community in terms of increased employment opportunities but also the potential to work with local businesses and provisions of leisure facilities within the site which would be accessible to the local community. On the whole they judge the development would have apposite impact on the local community. Many of the representations received acknowledge the potential beneficial impacts the development would have on the local community.
- 7.55 Development Plan Policy CW1 of the Part 2 Local Plan promotes health and wellbeing by supporting development that demonstrates consideration of all aspects of health and wellbeing issues in their design and layout as well as protecting existing and providing new facilities and open spaces which are benefit to the community.
- 7.56 Whilst it is acknowledged that the proposal results in the loss of an existing sports/leisure facility in the form of a long established golf course the information before the Council suggests that this facility has been in decline and under used . The replacement facility provides alternatives recreational facilities which may have a broader appeal to the local area.
- 7.57 On balance it is considered that the proposal satisfied the provisions of CW1 in terms of making provision for the promotion of health and wellbeing within the application site but also for the surrounding area.

Impact on footpaths including Knightly Way

- 7.58 Numerous concerns have been raised in local representations about the potential impact of the development on users of local footpaths and bridleways. The applicants have made clear that the development doesn't directly impact the line of existing paths and bridleways and that sufficient measures will be put in place to ensure that the rights of horse riders and footpaths users to safely access these paths and bridleways will be protected during construction and throughout the operational phase of the development. The main concrete access track into the site is to be replaced with a more suitable surfaced area with grass verges. Similarly the Knightly way will be more clearly marked through the site so that users are properly advised of its route. The applicants suggest that overall the improvements and renaturing of the site will result in a better defined and more pleasant experience for users of the paths.
- 7.59 In summary there are no proposals to alter or obstruct or change the ability to access the Knightley Way and other PROW that go through or adjoin the site but proposals to resurface and signpost can be secured by condition to ensure that the Knightley Way

and other PROW can still be enjoyed as a part of the public footpath and bridleway network in the area.

Other matters

- 7.60 I have had regard to other comments made by local residents including commentary of the design of some of the buildings as well as the need to have a proper signage strategy for the site. I don't consider these matters raise any issues that would warrant a change in the recommendation. Signage to the site would be subject to advertisement regulations under deemed or express consent which is separate to the planning application regime.

8 FINANCIAL CONSIDERATIONS

- 8.1 The development will not be liable for CIL and there are no other financial considerations before the Council that are judged to be material to the planning considerations of the proposed development.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 Having regard to the development plan policies as set out in the report above and consultation responses to the application I consider there is broad compliance with development plan policy. This compliance together with the wider benefits the proposal offers (in terms of ecology opportunities biodiversity gain and the local community and economy) outweigh the impacts in terms of loss of the golf course and the introduction of new development in the open countryside and potential visual impact on the immediate (public footpaths) public realm .
- 9.2 Subject to minor refinement of the scheme as discussed in the report with respect to landscape comments and concerns about proximity to ancient woodland it is recommended that the application be approved subject to imposition of conditions set out below in order to secure a robust approach to protecting and securing ecology/biodiversity benefits offered.

CONDITIONS

Time period for implementation

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Drawings

2. The proposed development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason: For the avoidance of doubt and to afford the LPA the opportunity of assessing the impact of any changes to the approved drawings and documents.

External materials

3. A schedule of materials and finishes to be used in all of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those specific works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with policies BN5 and ENV10 of the West Northamptonshire Joint Core Strategy [JCS] and The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 [LPP2] and Government guidance contained within the National Planning Policy Framework.

Ecology

4. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation strategy and enhancements set out in the Ecological Appraisal by BSG Ecology dated 1st February 2023, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

The below condition should be attached to the permission in respect of bat licensing and if the applicant opt for the traditional Great Crested Newt Licensing route, if they opt for the District Level Licensing then the specific conditions contained in a future submitted NatureSpace report will need to be applied;

5. Where an offence under Regulation 41 of the Habitat and Species Regulations 2017 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

6. Lighting should follow a sensitive lighting strategy inline with ILP & BCT Guidance Note 8/18 Bats and Artificial Lighting in the UK, with lighting limited to around buildings and parking area and no external lighting installed within the ecology mitigation and biodiversity enhancement areas. The sensitive lighting strategy shall be submitted to and approved in writing the Local Planning Authority prior to commencement of the development. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

7. Prior to, and within two months of, the commencement of the development, a revised ecology survey report including badgers shall be undertaken to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

8. A landscape and ecological management plan (LEMP) for the retained, enhanced and created habitats, including the biodiversity net gain provision shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures including 1, 2, 3, 5 and then every 5 year monitoring cycle of Biodiversity Net Gain provision with results feed back to the LPA Ecologist.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details. for the retained, enhanced and created habitats, including the biodiversity net gain provision, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

9. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of 'Biodiversity Protection Zones';

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

10. All species used in the planting proposals associated with the developments ecological mitigation, biodiversity enhancement and net gain areas shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework

11. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 4 of the Ecological Appraisal by BSG Ecology, dated 27 January 2023, and the Landscape & Ecological Management Plan by BSG Ecology, dated 26 April 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

12. No ground preparation including vegetation clearance shall commence until a licence for development works affecting great crested newts has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Should conditions at the site for great crested newts change and / or the applicant conclude that a licence for development works affecting great crested newts is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site, in accordance with Policies BN3 and ENV5 of the West Northamptonshire Joint Core Strategy [JCS] and The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 [LPP2].

Parking

13. A Parking Management Strategy and Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing prior to occupation. This shall provide a strategy for car park management including:

1. means of separating any operational and guest/visitor and enforcing that separation;
2. allocation of parking for people with disabilities;
3. managing access to charging points for electric vehicles;
4. cycle parking/storage differentiated by operational and other users (visitors/guests);
5. management of access controls and emergency vehicle route;
6. Provision of parking for trade/delivery vehicles i.e large vans

The development shall not be operated otherwise than in accordance with the approved Parking Management Strategy and Car Park Management Plan.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy C5 and ST1 of the West Northamptonshire Joint Core Strategy [JCS] and The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 [LPP2]

Landscaping

14. No above ground works to commence until a detailed scheme of hard and soft landscaping, including a timetable for the implementation of the said landscaping scheme, have been submitted to and approved by the Local Planning Authority. This should include details materials and levels and the size and species of all planting proposed. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented in accordance with these approved details. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species.

Reason: In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework.

Boundary Enclosure Treatments

15. No above ground works shall commence until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure shall be erected prior to occupation.

Reason: To ensure the satisfactory appearance of the completed development, and to safeguard the neighbouring SSSI and Ancient Woodlands and protect emerging habitats from over grazing by deer and to comply with Policy BN2, BN3 and ENV5 of the West Northamptonshire Joint Core Strategy [JCS] and The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 [LPP2] and Government guidance contained within the National Planning Policy Framework.

Contamination

16. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Section 15 of the National Planning Policy Framework.

17. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)'

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

Reason: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Flood Risk

18. With specific regard to flood risk the proposed development hereby permitted shall be implemented in accordance with the approved Drainage Strategy and Flood Risk Assessment Report.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy BN7 and ENV11 of the West Northamptonshire Joint Core Strategy [JCS] and The Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 [LPP2].

19. No above ground works shall be commenced until such time as a scheme to ensure finished floor levels are set no lower than 150mm above adjacent ground levels has been submitted to, and approved in writing by, the Local Planning Authority. The applicant must also demonstrate the no water susceptible development is located within a pluvial (surface water) flood flow route.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users and to ensure that pluvial flood flow routes are not displaced causing flooding to others.

Surface Water Drainage

20. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment report reference: 222124-MNP-XX-XX-RP-C-0001 JANUARY 202 prepared by MNP in January 2023 will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) Infiltration test results to BRE 365

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

21. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure that the drainage systems associated with the development will be adopted and maintained appropriately in perpetuity of the development, to reduce the potential risk of flooding due to failure of the proposed drainage system.

22. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity issues arising from flooding in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy.

23. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document reference: 222124-MNP-XX-XX-RP-C-0001 prepared by MNP in January 2023 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

24. The drainage works and the SUDs Maintenance and Management Strategy shall be carried out in accordance with the approved Drainage Strategy and Food Risk Assessment Report.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework.

Foul Water

25. Prior to occupation the proposed development shall be implemented in accordance with the scheme for on-site foul water drainage works, including connection point and discharge rate detailed in the approved Drainage Strategy and Food Risk Assessment Report and thereafter permanently retained.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework. Surface water management.

Tree protection:

26. No below ground works shall take place until the existing tree(s) to be retained (as detailed in in the submitted Arboricultural Survey and Arboricultural Impact Assessment) have been protected in the-manner set out in the Arboricultural Method Statement.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy BN3 of the West Northamptonshire Joint Core Strategy [JCS] and Government guidance contained within the National Planning Policy Framework.

Sustainability

27. The proposed development hereby permitted is required to meet the BREEAM level 'Very Good' .

- A) Before the development is first occupied the developer shall submit certification of the selected generic environmental standard to the Local Planning Authority.
- B) No later than 6 months after occupation of the proposed development hereby permitted a Post Construction Certificate verifying that at least 'Very Good' BREEAM level has been achieved unless otherwise agreed in writing beforehand, shall be submitted to the Local Planning Authority.

Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance Policy S11 of the West Northamptonshire Joint Core Strategy [JCS].

28. Prior to occupation of the proposed development hereby permitted, details of the renewable energy installations, including the PV panels, as detailed in the submitted Energy Statement, shall be submitted to and approved in writing by the Local Planning Authority. These should be installed in accordance with the approved details prior to occupation and thereafter permanently retained.

Reason: In order to ensure that the development is sustainable and to safeguard the visual amenities of the area in accordance with Policy S11 and Y of the West Northamptonshire Joint Core Strategy [JCS].

External lighting

29. Prior to occupation, a scheme showing the provisions to be made for external lighting is required to have been submitted and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication "Lighting Against Crime - A Guide for Crime Reduction Professionals", ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone 2 Low district brightness areas. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority. No other external lighting shall be erected, installed or otherwise introduced on to site without the prior written approval of the LPA.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Noise

30. The proposed development hereby permitted shall be implemented in accordance with the approved Plant Noise Assessment.

The rating of any plant and equipment installed as part of the proposed development hereby permitted shall not exceed the typical lowest measured LA90,15min background noise level at the nearest noise-sensitive residential property. The noise levels shall be measured or predicted 1m externally to any window at the nearest noise sensitive location in accordance with BS4142:2014.

Reason: To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy [JCS] and Government guidance contained within the National Planning Policy Framework.

Construction management

31. The proposed development hereby permitted shall be carried out in accordance with the approved Construction Environment Management Plan prepared by BHC dated April 2023.

Reason: To mitigate potential impacts through construction on the environment and local community in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy [JCS] and Government guidance contained within the National Planning Policy Framework.

Travel Plan

32. The approved development hereby permitted shall be implemented in accordance with the approved Travel Plan (230120 J326424 TP v1.4), unless otherwise agreed with the LHA/LPA.

Reason: To comply with and to maximise opportunities for sustainable transport modes in accordance with Policy C2 and C5 of the West Northamptonshire Joint Core Strategy [JCS] and paragraph 110(e) of the National Planning Policy Framework.

Deliveries/service management

33. Prior to occupation a Delivery and Service Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

Waste management

34. Notwithstanding the details submitted with the application and otherwise hereby approved, the proposed development hereby permitted shall not be first brought into use or occupied until details of

- (i) A Refuse and Recycling Collection Management Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider,
- (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and
- (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

35. The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

Occupation:

36. The staff accommodation shall only be used for the temporary accommodation of staff employed on site and for no other purpose unless otherwise agreed in writing by the LPA.

Reason: the site lies in open countryside where there is a presumption against residential development unless considered essential for the purposes of rural workers. This condition is imposed by the LA in order to ensure that the staff accommodation is used only in connection with the approved development and for no other purpose.

37. The approved huts and family suite shall be used only as holiday accommodation only and for no other purpose .

Reason: the site lies in open countryside where there is a presumption against residential development unless considered essential for the purposes of rural workers. This condition is imposed by the LA in order to ensure that the accommodation is used only in connection with the approved development and for no other purpose.

38. The huts and family suite shall not be occupied as a person's sole or main place of residence.

Reason: the site lies in open countryside where there is a presumption against residential development unless considered essential for the purposes of rural workers. This condition is imposed by the LA in order to ensure that the accommodation is used only in connection with the approved development and for no other purpose.

39. No person shall occupy any of the accommodation units for a period exceeding 28 days in a one year period.

Reason: the site lies in open countryside where there is a presumption against residential development unless considered essential for the purposes of rural workers. This condition is imposed by the LA in order to ensure that the accommodation is used only in connection with the approved development and for no other purpose.

40. The owner shall maintain an up to date register to record the occupation of the accommodation unit(s) hereby approved. Any such register shall be available for inspection by the Local Planning Authority at any time when so requested and shall contain details of those persons occupying the unit(s), their names, main permanent address and the period of occupation of the accommodation unit.

Reason: the site lies in open countryside where there is a presumption against residential development unless considered essential for the purposes of rural workers. This condition is imposed by the LA in order to ensure that the accommodation is used only in connection with the approved development and for no other purpose.