



Planning Committee Report

Application Number: WNS/2022/2270/MAF

Location: Land East of Dadford Road and South of A43 Silverstone Bypass, Silverstone Park, Silverstone NN12 8GX

Development: Earthworks to redistribute existing spoil heap to create a new planted bund and two landscaped mounds together with associated green infrastructure

Applicant: MEPC Silverstone GP Ltd

Agent: Mr Tom Ryan

Case Officer: Rebecca E Smith

Ward: Silverstone

Reason for Referral: Major Development Proposal

Committee Date: 6 July 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 CONDITIONS.

Proposal

The application seeks full planning permission for earthworks to redistribute an existing spoil heap by creating new landscaped bunds/mounds, together with associated green infrastructure, within Zone G at Silverstone Park. Mound 1, which runs alongside the A43, will form part of the strategic and perimeter landscaping required in the outline permission for the wider Silverstone Park development.

Consultations

The following consultees have raised **no objections** to the application:

- Buckinghamshire Council, Local Highway Authority, National Highways, Lead Local Flood Authority, Environmental Protection, Ecology, Archaeology, Heritage, Arboriculture, The Ramblers Association, British Horse Society, Environment Agency

The following consultees are **in support** of the application:

- Syresham Parish Council

No third party letters have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted

Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on Character of the area
- Heritage Impact
- Ecology Impact
- Drainage Impact
- Highway Safety and Public Rights of Way

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

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 is located within Zone G, Silverstone Park. Zone G is bound to the north by the A43 trunk road, to the southeast by Winterhills and Wild Wood (a designated ancient woodland), Silverstone Circuit to the south, and Dadford Road to the west.
- 1.2 The application site is 20.89 ha in area and consists of a mix of mature trees, scrub, grassland and hardstanding. The line of the old 'Riding' runs through the western section of the site, which is an historic avenue associated with Stowe Grade 1 Historic Park and Garden. Two ponds are located towards the north and north-east of the application site and a wet ditch to the south of the spoil heap. The waterbody located towards the north of the spoil heap, referenced as Pond 3 in the ecological survey documentation is an established breeding ground for Great Crested Newts (GCNs). The site includes a number of hedgerows that act as field boundary features. Zone G has a gentle topography, with no significant or prominent land changes relative to the notably undulating landscape to the west of Dadford Road.
- 1.3 A significant feature of the application site is a large spoil heap, approximately 14m in height, which is located to the east of Zone G. The spoil heap comprises a patchwork of habitats including tall ruderal grass, a number of established trees and scrub.
- 1.4 Zone G is currently used for visitor parking by Silverstone Circuits Ltd during major events.

2 CONSTRAINTS

- 2.1. The site has the following constraints:
 - Flood Zone 1
 - Archaeological Assets - Silverstone Airfield (WWII), Monument ID: MNN17558

- Special Landscape Area
- Low, Medium and High Risk of Surface Water Flooding areas
- Aerodrome Consults, Height Consultation: 15m Obstacles and 45m Obstacles
- A 'riding' (historic avenue) associated with Stowe Grade 1 Historic Park and Garden runs through the western section of the site.
- Pond 3 is an established breeding ground for Great Crested Newts (GCNs).
- Wild Wood is classed as Ancient Woodland.
- Local Wildlife Sites - Within 2km buffer of:
 - Wild Wood, Site ID: S304
 - Foxhole Copse, Site ID: S334
 - Cheese Copse, Site ID: S374
 - Hazelborough Woods, Site ID: S530
 - Syresham Meadow, Site ID: S1468
 - Bucknell Wood, Site ID: S328
- Public Rights of Way are adjacent to the site:
 - Bridleway, Route Code: RX/037 (A43)
 - Bridleway, Route Code: RX/030 (Winterhills)
- Mineral Safeguarding Area.
- Designated Neighbourhood Area: Silverstone, Designated - 12/04/17

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for earthworks to redistribute an existing spoil heap by creating new landscaped bunds/mounds, together with associated green infrastructure, within Zone G at Silverstone Park. Mound 1, which runs alongside the A43, will form part of the strategic and perimeter landscaping required in the outline permission for the wider Silverstone Park development.

4 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2016/0783/SCO	Scoping Opinion in respect of a mixed use development	Scoping Opinion Issued
S/2016/1795/EIA	Outline application for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education including on site student accommodation (D1 & C2), up to two hotels (C1), non-retail promotional automotive display space (sui generis), a social hub (sui generis), parking and access arrangements, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works. Application accompanied by an Environmental Statement	Approved
S/2016/2000/NA	Neighbouring authority consultation - Outline application for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education including on site student accommodation (D1 & C2), up to two hotels (C1),	No Objections

	non-retail promotional automotive display space (sui generis), a social hub (D2), parking and access arrangement, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works	
S/2017/2845/FUL	Erection of bat house.	Approved
S/2019/0443/EIA	Variation of condition 3 (gross external floor space) of S/2016/1795/EIA (Outline application for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education including on site student accommodation (D1 & C2), up to two hotels (C1), non-retail promotional automotive display space (sui generis), a social hub (sui generis), parking and access arrangements, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works. Application accompanied by an Environmental Statement) To include B1b research and development class use as part of the permitted floorspace	Approved

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 5.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S8 – Distribution of Jobs
- S10 – Sustainable Development Principles
- E5 – Silverstone Circuit
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7 – Flood Risk

South Northamptonshire Local Plan (Part 2) (LPP2)

5.4 The relevant policies of the LPP2 are:

- SS2 – General Development and Design Principles
- HE1 – Significance of Heritage Assets
- HE5 – Listed Buildings
- NE2 – Special Landscape Areas
- NE4 – Trees, Woodlands and Hedgerows
- NE5 – Biodiversity and Geodiversity
- NE6 – Sites of Special Scientific Interest and Protected Species

Material Considerations

5.5 Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Supplementary Planning Guidance

6 RESPONSE TO CONSULTATION

6.1 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
Syresham Parish Council	Support	No comments
Silverstone Parish Council	No response received	
Buckinghamshire Council	No objection	Provide landscape comments in relation to the appearance and design of the bunds, and the number and species of plants proposed. Amended plans: <ul style="list-style-type: none">• The Historic Ride has now been located in the correct position.• The planting plans now refer to the 15-year period in which planting failures are to be replaced, as per condition 27 of the Outline planning permission.• The planting labels now appear to refer to specific items on the plans. We have no further comments or outstanding objections to the landscaping scheme.
Local Highway Authority	No objection	Provide advice to the applicants in terms of their responsibilities in respect of Public Bridleway No. RX37 & RX30. Confirms acceptability of the Construction Environmental

		Management Plan and the Construction Traffic Management Plan.
National Highways	No objection	Satisfied that the proposals would not have an adverse impact on the operation of the Strategic Road Network. National Highways therefore has no objection to this application.
Lead Local Flood Authority (LLFA)	No objection	Request a condition to ensure compliance with the approved Flood Risk Assessment and Sustainable Drainage Strategy.
Environmental Protection	No objection	Recommendations of the Ground Investigation Report in relation to ground contamination are approved. The submitted draft Materials Management Plan and Construction Management Plan are approved. No objection subject to conditions relating to Contaminated land.
Ecology	Comments	The Ecological Mitigation Strategy (EMS) by Terence O'Rourke, dated 8 September 2022 and accompanying reports, Construction Environmental Management Plan (CEMP) dated June 2023 by tor&co, Landscape Maintenance Schedule dated June 2023 by ASA Landscape Architects and Planting Plans by ASA Landscape Architects Rev P3 dated 1st June 2023, are appropriate, fit for purpose and follow best practice and industry guidance. Recommend condition securing compliance with the EMS.
Planning Archaeology WNC (NNC)	No objection	The Written Scheme of Investigation (WSI) is acceptable. Request condition to ensure development proceeds in accordance with the WSI.
Heritage Team	Comment	The formation of the bunds is not considered to harm the setting of the listed building. Note Bucks Council comments on the impact on The Ridings which is the continuation of an avenue radiating out of from Stowe, a Grade I listed building. The park and gardens associated with Stowe are also Grade I registered and whilst the designation does not extend beyond the county boundary, features such as the avenue and pair of listed lodges in Silverstone

		form part of the wider designed park land and have some interest, indeed they could be considered non-designated heritage asset. Although elements of the avenue have been dismantled or altered overtime any further disturbance to the avenue should be avoided.
Arboricultural Officer	Comments	Should be possible to implement the proposed development with limited impact on existing trees shown to be retained and the bunds are of a scale that will support new planting. Ensure provision is given for tree protection for retained trees and a robust maintenance program to allow sufficient establishment of any new planting.
Ramblers Association	No objection	
British Horse Society	Comments	State the importance of allowing local Horse Riders to pass safely whilst works are in progress. Provide recommendations including: <ul style="list-style-type: none"> • Plant/machinery/HGV drivers to stop if a horse approaches • HGV's to pass riders slow and wide • Warning signs at the beginning and end of RX37/RX30 to warn users of works being undertaken • Signs to warn HGV drivers of bridleway and horse riders
Environment Agency	No objections	Provide informative for applicant on 'Use of waste on-site – authorisation or permit required'.
Northants and Beds Wildlife Trust	No response received	

7 RESPONSE TO PUBLICITY

7.1 There have been no responses received.

8 APPRAISAL

Principle of Development

Policy Context

- 8.1 Policy SA of the LPP1 reflects the presumption in favour of sustainable development contained within the NPPF.
- 8.2 Policy S8 covers the distribution of jobs with employment provision within South Northamptonshire area comprising (amongst others): b) high performance technology motorsport cluster at Silverstone Circuit as set out in Policy E5. Policy E5 sets out the

detailed provision to support Silverstone Circuit as an international venue for motorsport further employment, tourism, education and leisure development.

- 8.3 Policy S10 of the LLP1 sets out the sustainable development principles including *d) minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; h) maximise water efficiency and promote sustainable drainage; i) protect, conserve and enhance the natural and built environment and heritage assets and their settings; and j) promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats.*
- 8.4 Policy SS2 of the LPP2 states that planning permission will be granted where the proposed development complies with the listed criteria. This includes *d) incorporates suitable landscape treatment as an integral part of the planning of the development; and m) will not adversely affect built heritage and sites of nature conservation value or sites of geological, geomorphological or archaeological importance; and p) shows a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity.*

Appraisal

- 8.5 The application seeks full planning permission for earthworks to redistribute an existing spoil heap by creating new landscaped bunds/mounds, together with associated green infrastructure, within Zone G at Silverstone Park.
- 8.6 Zone G is established as a commercial development site through the extant outline planning permission for Silverstone Park (S/2019/0443/EIA). It contains an existing spoil heap which, the applicant suggests, is excavated material created during the construction of the A43 and has been in situ for some 20 years. Removal of the spoil heap from its current location is necessary to facilitate new commercial development within Zone G.
- 8.7 As part of the proposed earthworks, the material within the spoil heap will be repurposed to create a new planted bund along the A43 and two additional landscaped mounds. Mound 1, which runs alongside the A43, will assist in fulfilling MEPC's Strategic and Perimeter Landscaping requirements within the outline planning permission and Section 106 obligations.
- 8.8 The removal of the existing spoil heap on the site is necessary to facilitate the delivery of the previously approved commercial development in Zone G, as supported by policies S8 and E5 of the LPP1. Redistributing the spoil into new planted bunds and mounds will reduce the amount of spoil that needs to be removed from the site and in turn maximise the effectiveness of the strategic and perimeter landscape planting in screening views from sensitive viewpoints, maintaining the setting of the Grade II listed building, and enhancing biodiversity on the site. The proposal is therefore in compliance with policies SA, S8, S10, E5 and SS2 as discussed further in the following sections.

Impact on Character of Area

Policy Context

- 8.9 Policy SS2 of the LPP2 requires development to (amongst others):
a) maintain the individual identity of towns and villages and their distinct parts, not result in physical coalescence that would harm this identity and not result in the

- unacceptable loss of undeveloped land, open spaces and locally important views of particular significance to the form and character of a settlement; and*
- b) *use a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details; and*
- d) *incorporate suitable landscape treatment as an integral part of the planning of the development.*
- 8.10 Policy NE2 of the LPP2 relates to Special Landscape Areas and highlights that in these areas, planning permission will only be granted for development which will not have a harmful impact on their character and appearance of the area. Particular attention must be paid to design, materials, siting of buildings and the use of land.
- 8.11 Chapter 12 of the NPPF reflects Government's requirements for achieving well-designed places with significant emphasis on good quality design. Paragraph 126 relates to the importance of good design and the fact that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*.
- 8.12 Chapter 15 of the NPPF concerns the conservation and enhancement of the natural environment, paragraph 174 concerns all developments and explains that decisions should recognise the intrinsic character and beauty of the countryside and seeks the protection and enhancement of landscapes/countryside.

Appraisal

- 8.13 The application is for earthworks and landscaping on Zone G within the Silverstone Park development. The application site is 20.89 ha in area, has a gentle topography and is predominantly laid to grass with some hardstanding. The site includes a number of hedgerows that act as field boundary features. A significant feature of the application site is a large spoil heap, approximately 14m in height, which is located to the east of Zone G.
- 8.14 Zone G is crossed by part of the original alignment of the Northampton ride (ride), the former carriage drive to Stowe from the north. Although there is only fragmentary survival of the alignment on the ground a central portion is still legible in one of the main roads in the racing circuit and through the presence of a number of larger oak trees, one at the point where the route veered northwest towards the lodges on Brackley Road. The section of the route across Zone G is now only legible in the adjacent hedge line. The A43 severs the racing circuit and business parks from the short section of footpath to the north that still follows the route between the lodges. The section of this alignment within the site is therefore part of a larger feature that is part of the setting of Stowe beyond the designated area. Although the legibility of the ride has been diminished across Zone G the development of this area has the potential to reflect this historic ride through sensitive landscaping and design.
- 8.15 The scheme has been designed to utilise natural soil and spoil from the existing 14m high spoil heap, thereby reducing the amount of spoil required to be removed off site. The removal of the existing spoil heap is necessary to facilitate the delivery of the new commercial development in Zone G, as approved under outline application reference S/2019/0443/EIA. The outline application and associated Section 106 Agreement include an obligation to implement a Strategic and Perimeter Landscaping Plan. In respect of Zone G, this requires the provision of strategic planting to screen future

commercial development from Silverstone village, the A43 and Winterhills Lane. The outline permission denotes a 15m landscape buffer (including bridleway) running along the A43 with a further building set back zone of 10m which is to be used for vehicle circulation/parking.

- 8.16 The current application proposes a new planted mound and landscaped area along the northern boundary with the A43. The length of the proposed screening mound and landscaping along the northern boundary is 530 metres, comprising of 5,180 cubic metres of material at an approximate height of 2m. It will have a depth of 13m and be planted with a mixture of native trees, specimen shrub and biodiverse species rich informal grass. This landscape buffer sits in the same position as that required by the outline consent but is an additional 3m wider. The mound has been designed (with input from Buckinghamshire Council's landscape officer) to ensure that it respects and does not extend over the line of the former ride. A gap in landscaping has also been inserted to allow the visual representation of the line of the ride to remain. Substantial woodland planting has been provided along the length of the mound and in the area to the west of the ride to ensure that good screening of Zone G is obtained from the A43 and Silverstone village.
- 8.17 It is important to note that the Design Code in the outline consent did not include a bund within the landscape buffer. Therefore the increase in width and height of the proposed landscaping will maximise the effectiveness of the strategic landscape planting in screening views from the A43 and Silverstone village over and above that required by the outline consent.
- 8.18 The application also proposes two further landscaped mounds in the north / northeast part of the site which do not form part of the strategic and perimeter landscape sought by the outline consent. The largest of the proposed new landscaped mounds is located in the northern corner of Zone G to the rear of the mound along the A43 and adjacent to Winterhills. This mound will be 4m in height and comprise of approximately 9,850 cubic metres of redistributed material. A second smaller mound is proposed adjacent to Wild Wood which will be approximately 3m in height and comprise of approximately 2,750 cubic metres of redistributed material, a new section of landscaping then follows the line of the hedgerow down along the boundary with Wild Wood softening this edge of the development site.
- 8.19 The landscaped bunds include a suitable largely native palette of trees, shrub and grassland seed mixes with an appropriate future maintenance schedule provided.
- 8.20 The removal of the 14m high spoil heap within the site improves the character and appearance of the area. The proposed mounds and landscaping have been designed to appear as more natural features within the landscape and are considered to sit appropriately within the site facilitating both significant landscaping screening and contributing towards enhancing local biodiversity and habitat provision, as discussed further in the following sections of this report. The proposals are therefore in compliance with policies SS2 (a, b, d) and NE2 of the LLP2 and guidance within the NPPF.

Heritage Impact

Legislative and policy context

- 8.21 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: In considering whether to grant planning permission for development which affects a listed building or its setting, the *local planning authority...shall have special regard to the desirability of preserving the building or its*

setting or any features of special architectural or historic interest which it possesses. Therefore significant weight must be given to these matters in the assessment of this planning application.

- 8.22 Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 199 of the NPPF states that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).* This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Policy BN5 of the LPP1 echoes this guidance.
- 8.23 Policies HE1 and HE5 of the LPP2 guide development affecting designated and non-designated heritage assets and their settings including listed buildings. Policy HE2 covers Scheduled Ancient Monuments and Archaeology; Policy HE3 Historic Parks and Gardens seeks to protect significant designed landscapes and their settings and supports proposals to better reveal the setting of historic parks or gardens; and Policy HE7 covers Non-Designated Heritage Assets.

Appraisal

- 8.24 The application site is located on land to the south of the track and dwelling known as Winterhills. Winterhills dwelling is a mid C18 Grade II listed former hunting lodge. The element of the setting which contributes towards overall significance is its location at the edge of Whittlewood Forest. The conservation officer has confirmed that its current immediate setting, which is limited by surrounding vegetation makes little or no contribution towards overall significance and concludes that the formation of the bunds is not considered to harm the setting of this listed building. The application is therefore compliant with policies BN5 of the LPP1, policies HE1 and HE5 of the LPP2, and guidance within the NPPF.
- 8.25 As discussed in the above section of this report, Zone G is crossed by part of the original alignment of the Northampton ride. This 'ride' (historic avenue) is associated with Stowe Grade 1 Historic Park and Garden and was the former carriage drive to Stowe from the north. Although there is only fragmentary survival of the alignment on the ground a central portion is still legible in one of the main roads in the racing circuit and through the presence of a number of larger oak trees, one at the point where the route veered northwest towards the lodges on Brackley Road in Silverstone. The section of the route across Zone G is now only legible in the adjacent hedge line. The A43 severs the racing circuit and business parks from the short section of footpath to the north that still follows the route between the lodges. The section of this alignment within the site is therefore part of a larger feature that is part of the setting of Stowe beyond the designated area and is considered to be a non-designated heritage asset. Although the legibility of the ride has been diminished across Zone G the development of this area has the potential to reflect the historic ride through sensitive landscaping and design.
- 8.26 The landscaping strip that sits adjacent to the A43 has been designed (with input from Buckinghamshire Council's landscape officer) to ensure that it respects the former ride. The proposed mound stops short of the section of former ride to ensure that it does not visually and physically sever the ride in this location. A gap in landscaping has also been inserted to allow the visual representation of the line of the ride to remain within the landscaped strip. These features within the proposals are such that the legibility of the ride remains within the site and the scheme does not prejudice the potential for its

future interpretation. The application is therefore compliant with policy BN5 of the LPP1, policies HE1, HE3 and HE7 of the LPP2, and guidance within the NPPF.

- 8.27 In terms of Archaeology the application has been submitted with a Written Scheme of Investigation which has been approved by the Archaeology Team, and as such the application is in compliance with policy HE2 of the LPP2.

Ecology Impact

Legislative context

- 8.28 The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.29 In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
 - b. That there is no satisfactory alternative.
 - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Policy Context

- 8.30 Policy BN2 of the LPP2 states that *'development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted'*.
- 8.31 Policy NE3 of the LPP2 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires (amongst others) that *'1. proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. 4. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework'*.

- 8.32 Chapter 15 of the NPPF provides guidance on conserving and enhancing the natural environment. Paragraph 174 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): '*a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity*'. Paragraph 180 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Assessment

- 8.33 The development site consists of a mainly amenity, improved and species poor semi-improved grassland with areas of hardstanding; with hedgerows, scrub, trees and a number of waterbodies. The site is surrounded by further similar habitats, the Silverstone Race Circuit lies to the southeast and Wild Wood Ancient Woodland/Local Wildlife Site (LWS) to the east.
- 8.34 The application is supported by an Ecological Mitigation Strategy (EMS) by Terence O'Rourke, dated 8 September 2022 and accompanying reports, Construction Environmental Management Plan (CEMP) dated June 2023 by tor&co, Landscape Maintenance Schedule dated June 2023 by ASA Landscape Architects and Planting Plans by ASA Landscape Architects Rev P3 dated 1st June 2023. These reports and plans are confirmed by the WNC's Ecologist as being appropriate, fit for purpose and follow best practice and industry guidance.
- 8.35 The report details mitigation measures for great crested newts, badgers, bats, birds and grass snakes. A copy of the obtained Natural England Licence is provided. Suitable mitigation measures are also in place for the control of impacts arising from the loss of habitats on site with the removal of the spoil heap.
- 8.36 Control of the potential negative impacts on Wild Wood Local Wildlife Site and ponds during the construction phase will be implemented through the agreed Construction Environment Management Plan (CEMP). This will be secured by condition.
- 8.37 To ensure net gain in biodiversity is achieved in line with NPPF enhancements are required. The proposals are for the formation of landscaped bunds planted with scrub, rough grassland wildflower Meadow, with section 6 of the EMS detailing the habitat creation, management and monitoring proposals. The recently submitted detailed planting plans and landscape maintenance schedule build on the information in the EMS, with a suitable largely native palette of trees, shrub and grassland seed mixes identified for planting in the landscaping scheme with appropriate future maintenance schedule.
- 8.38 Officers are satisfied on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England and subject to conditions, that there will be a net increase in biodiversity at the site and the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development. The Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged. The proposal is in compliance with

policy BN2 of the LPP1, policies NE3, NE4 and NE5 of the LPP2 and guidance contained within the NPPF.

Drainage Impact

Policy Context

- 8.39 Policy BN7 of the LPP1 and Policy SS2 of the LPP2 requires development to provide satisfactory surface water drainage and incorporate mitigation identified through an assessment of flood risk.
- 8.40 Paragraph 167 of the NPPF states that in determining planning applications, Local Planning Authorities should ensure that flood risk is not increased elsewhere. Applications of over 1Ha in Flood Zone 1 (i.e. major development) should be accompanied by a Flood Risk Assessment.

Assessment

- 8.41 A Flood Risk Assessment & Sustainable Drainage Strategy 078790-CUR-XX-XX-RP-C-0001-V6 has been submitted with the application which states that due to the nature of the application (mounds and landscaping) the drainage strategy has been based on an approach of working closely with the landscape architect to design the location and footprint of the mounds so that they work with and do not alter the existing hydrology.
- 8.42 The LLFA have assessed the originally submitted information and confirmed that they have no objections subject to a condition requiring the above ground works to comply with the approved Flood Risk Assessment & Sustainable Drainage Strategy. No response has been received in relation to the amendments, however the amendments made to the mounds have not altered principally where they are located or how they would drain. It is therefore considered that the original Flood Risk Assessment & Sustainable Drainage Strategy would continue to apply and will be secured by condition. The application therefore complies with policy BN7 of the LPP1 and the guidance within the NPPF.

Highway Safety and Public Rights of Way

Policy Context

- 8.43 Policy SS2 (j) of the LPP2 requires development to have a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles).
- 8.44 Paragraph 111 of the NPPF explains that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Assessment

- 8.45 The application site is bound to the north by Public Bridleway Ref RX37 and a further Public Bridleway Ref RX30 runs along the adjacent track known as Winterhills. There are no works proposed to the bridleways themselves but works will be taking place adjacent to the boundary. The Local Highways Authority has requested that the applicant be made fully aware of their responsibilities in respect of the Public Bridleways and these have been included in full as an informative within the recommendation.

- 8.46 The proposal to remove and re-plant the existing bank will encompass major earthworks and whilst bridleway RX37 will not be disturbed itself, users of the bridleway near the bank potentially will be by the size, appearance, movement and resultant noise created by large HGVs and plant machinery. The British Horse Society has confirmed that they have no formal objections to the works being carried out, however they have made recommendations which they would like the applicant/developer to comply with to ensure the safety of horses and their riders using the bridleways. These recommendations including: Plant/machinery/HGV drivers to stop if a horse approaches, HGV's to pass riders slow and wide, Warning signs at the beginning and end of RX37/RX30 to warn users of works being undertaken, and Signs to warn HGV drivers of bridleway and horse riders have been sent to the Agent and summarised in the informatives section of the recommendation.
- 8.47 National Highways first reviewed this application in December 2022 when they highlighted concerns regarding the mound along the A43 and requested assurance that the bund / screening mound would not pose a geotechnical risk to National Highways earthworks asset. Following discussions with the applicant's consultant and the submission of further details, National Highways have since confirmed that they are satisfied that the proposals would not have an adverse impact on the operation of the Strategic Road Network. The mounds have been updated to reflect the historic ride and provide more natural looking features, it is not considered that these amendments would cause harm to the strategic road network, and National Highways has confirmed that their position remains one of no objection.
- 8.48 The application does not directly affect the public right of way and the requests from the public rights of way team and British Horse Society have been included within the informative section of the recommendation. A Construction Management Plan has been submitted with the application which is acceptable to the Local Highways Authority. There have been no objections to the application on highway safety grounds. The proposal is therefore considered to be acceptable and in compliance with policy SS2 (j) of the LPP2 and the NPPF.

Minerals Safeguarding Area

Policy context

- 8.49 Policy 28 of the MWLP states that *'Development of a significant nature within Minerals Safeguarding Areas will have to demonstrate that the sterilisation of proven mineral resources of economic importance will not occur as a result of the development, and that the development would not pose a serious hindrance to future extraction in the vicinity. If this cannot be demonstrated, prior extraction will be sought where practicable. Development of a non-mineral related nature within the Mineral Safeguarding Areas which is incompatible with the safeguarding of minerals should not proceed unless:*
- *it can be clearly demonstrated to the satisfaction of the Mineral Planning Authority that the mineral concerned is no longer of any value, or potential Value, or that substantial (economically viable) deposits of a similar quality exist elsewhere in the county, or the mineral can be extracted, where practicable, prior to the development taking place, or*
 - *the incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed, or*
 - *the development is of a minor nature which would not inhibit extraction of the mineral resource, or*
 - *there is an overriding need for the development'.*

Assessment

- 8.50 It has been established through the Silverstone Development Brief and previous outline approvals on this site that there has been no interest in the site for mineral extraction and there is an overriding need for development on this site. The most recent outline application has been implemented and therefore development of this land will take place. The principle of the development is acceptable and compliant with the Development Plan, and as such Policy 28 of the MWLP is also complied with.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The removal of the existing spoil heap on the site is necessary to facilitate the delivery of the previously approved commercial development in Zone G, as supported by policies S8 and E5 of the LPP1. Redistributing the spoil into new planted bunds and mounds will reduce the amount of spoil that needs to be removed from the site and in turn maximise the effectiveness of the strategic and perimeter landscape planting in screening views from sensitive viewpoints, whilst respecting and protecting the strategic road network, the existing public rights of way and line of the former 'ride'; maintaining the setting of the Grade II listed building; working with the existing hydrology; and enhancing biodiversity and habitat provision on the site. The proposal is therefore in compliance with policies SA, S8, S10, E5, BN2, BN5 and BN7 of the LPP1, policies SS2 (a, b, d, j), NE2, NE3, NE4, NE5, HE1, HE2, HE3, HE5 and HE7 of the LPP2 and guidance within the NPPF.

10 RECOMMENDATION / CONDITIONS AND REASONS

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Time Limit

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.

Approved Plans and Documents

2. The development 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). The approved plans and details are:
- Site Location Plan Dwg No. 199318/PL/001
 - Strategic Planting Key Plan Dwg No. ASA-653-DR-401-P3
 - Strategic Planting Whole Site Dwg No. ASA-653-DR-402-P4

- Planting Plan Sheet 1 Dwg No. ASA-653-DR-415-P3
- Planting Plan Sheet 2 Dwg No. ASA-653-DR-416-P3
- Planting Plan Sheet 3 Dwg No. ASA-653-DR-417-P3
- Planting Plan Sheet 4 Dwg No. ASA-653-DR-418-P3
- Planting Plan Sheet 5 Dwg No. ASA-653-DR-419-P3
- Landscape Maintenance Schedule by ASA Landscape Architects dated June 2023
- Sections A-A' and B-B' Dwg No. ASA-653-DR-420-P2
- Planting Detail Sheet 1 Dwg No. ASA-653-DR-701-P1
- Landscape Specification dated 9 March 2023 by ASA Landscape Architects
- Proposed Site Plan, Contours & Sections Locations Dwg No. 078790-CUR-XX-XX-DR-C-92091-P05
- Proposed Site Sections Dwg No. 078790-CUR-XX-XX-DR-C-92092-P05
- Written Scheme of Investigation for Archaeological Observation, Investigation and Recording Document: 2022/21 Version 1.2 by Albion Archaeology dated 20 December 2022
- Ecological Mitigation Strategy Ref: 199318 Rev 1 dated 8 September 2022 by Terence O'Rourke
- Updated Preliminary Ecological Appraisal Ref: 20-5251 Version 2 by Lockhart Garratt dated January 2022
- Updated Great Crested Newt Survey Report Ref: 20-5519 Version 2 by Lockhart Garratt dated January 2022
- Updated Reptile Survey Report Ref: 21-0109 Version 2 by Lockhart Garratt dated January 2022
- Bat Activity Survey Ref: 21-1440 Version 2 by Lockhart Garratt dated January 2022
- Updated Dormouse Report Ref: 21-1725 Version 2 by Lockhart Garratt dated January 2022
- Flood Risk Assessment & Sustainable Drainage Strategy Ref: 078790-CUR-XX-XX-RP-C-0001-V6 Plot G by Curtins Consulting dated 22nd November 2022
- Ground Conditions Desk Study Overview Part 1 Of 2 Ref: 08445-CUR-XX-XX-TN-GE-001-V01 by Curtins Consulting dated 2 March 2022
- Ground Conditions Desk Study Overview Part 2 Of 2 Ref: 08445-CUR-XX-XX-TN-GE-001-V01 by Curtins Consulting dated 2 March 2022
- Ground Investigation Report Ref: 080445.311-CUR-XX-XX-RP-G-00001-P01 Rev 00 by Curtins dated 13 December 2022
- Draft Materials Management Plan (MMP) by Contaminated Land: Applications in Real Environments (CL:AIRE)
- Geotechnical Design Note Ref: 080445.700-CUR-XX-XX-T-GE-00001 Rev: P01 by Curtins Consulting dated 12 April 2022
- Construction Traffic Management Plan Ref: 199318 Version 2 by tor&co dated 19 April 2023 and received by the Local Planning Authority 2 June 2023
- Construction Environmental Management Plan Ref: 199318 Version 5 by tor&co dated 16 June 2023

Reason : To clarify the permission and for the avoidance of doubt.

Ecology

3. The development hereby permitted shall be carried out in accordance with the mitigation measures, enhancements, habitat management and monitoring, set out in the Ecological Mitigation Strategy and supporting survey reports, by Terence

O'Rourke, dated 8th September 2022, 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.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Levels

4. The development hereby permitted shall be constructed in accordance with the approved levels on Dwg No. 078790-CUR-XX-XX-DR-C-92091-P05 Proposed Site Plan Contours & Sections Locations and DWG No. 078790-CUR-XX-XX-DR-C-92092-P05 Site Sections, unless otherwise agreed in writing by the Local Planning Authority.

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

Construction Environmental Management Plan

5. The approved Construction Environmental Management Plan Ref: 199318 Version 5 by tor&co dated 16 June 2023 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 ensure the environment is protected during construction, and 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, Policy SS2 of the South Northamptonshire Local Plan, and Government guidance contained within Section 15 of the National Planning Policy Framework.

Construction Traffic Management Plan

6. The approved Construction Traffic Management Plan Ref: 199318 Version 2 by tor&co dated 19 April 2023 and received by the Local Planning Authority on 2 June 2023 shall be adhered to and implemented throughout the site clearance and construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to comply with Policy SS2 of the South Northants Local Plan and Government guidance contained within the National Planning Policy Framework.

Drainage

7. The above ground works must comply with the approved Flood Risk Assessment & Sustainable Drainage Strategy (report reference 078790-CUR-XX-XX-RP-C-0001-V6) prepared by Curtins Consulting on the 22nd November 2022, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall subsequently be

implemented in accordance with the approved details before the development is completed.

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, and to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN7 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

Archaeology

8. The development shall only proceed in accordance with the Written Scheme of Investigation for Archaeological Observation, Investigation and Recording Document: 2022/21 Version 1.2 by Albion Archaeology dated 20 December 2022 which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme includes the following components, completion of each of which will trigger the phased discharging of the condition:
 - i. Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - ii. Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing by the Local Planning Authority.
 - iii. Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

Landscape Maintenance

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons on the completion of this approved development and shall be maintained for a period of 15 years from the completion of the development. Any trees and/or shrubs which within a period of fifteen years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Contamination Remediation

10. Prior to the completion of the development the remedial works shall be carried out in accordance with the Draft Materials Management Plan (MMP) by Contaminated Land: Applications in Real Environments (CL:AIRE), unless otherwise approved in writing by the Local Planning Authority. A verification report that demonstrates the

effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Unexpected Contamination

11. 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, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

INFORMATIVES:-

1. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements from the Local Highways Authority: -
- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
 - There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).
 - If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from West Northamptonshire Council's website, a fee is payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at:- defmap.ncc@westnorthants.gov.uk
<https://www.northamptonshire.gov.uk/councilservices/northamptonshire-highways/rights-of-way/Pages/temporary-traffic-regulation-orders.aspx>
 - Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.

Please do not rely on the position of features on site for an accurate position of the public right of way. This must be taken only from the Current Definitive Map and Statement.

Diversion Orders: The Definitive Map team are responsible for diversions carried out under the Highways Act, however, diversions required under the Town and Country Planning Act are the responsibility of the Local Planning Authority. Please contact planning.snc@westnorthants.gov.uk

Notes:

1. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.
2. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning Act 1990 required to facilitate the development of WNS/2022/2270/MAF. The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

West Northamptonshire Council is available, and preferably required, for the involvement, guidance and consultation at all stages of the diversion orders as necessary.

2. The British Horse Society has made recommendations for the safe use of the bridleway whilst works are in progress as follows:
 - Request that the developers instruct plant machinery/HGV drivers to stop what they are doing immediately if a local horse rider approaches and wishes to use bridleways RX37/RX30.
 - Large HGVs exiting the A43 onto Dadford road to gain entrance to the site, should be made aware to slow down and pass any local horse riders as wide as possible.
 - Appropriate warning signage at the beginning and end of RX37/RX30 to warn PRoW users of works being undertaken in close proximity, including details of dates and works hours etc, would be advantageous. Users can then make an informed choice of whether they wish to continue along the bridleways.
 - Signage in appropriate locations e.g., exiting A43 and also on the 'earthworks site field itself' (in vicinity of both bridleways) would be very helpful. These could forewarn HGV/earthworks drivers and also instruct them to stop/turn their engines off and allow as much space as possible (min 2m), and will help allow local horse riders to pass safely.
3. Use of waste on-site – authorisation or permit required (Environment Agency)

If materials that are potentially waste are to be used on-site, the applicant will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply.

Where the applicant cannot meet the criteria, they will be required to obtain the appropriate waste permit or exemption from us

A deposit of waste to land will either be a disposal or a recovery activity. The legal test for recovery is set out in Article 3(15) of WFD as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a

particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

- We have produced guidance on the recovery test which can be viewed at <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recoverypermits#how-to-apply-for-an-environmental-permit-to-permanently-deposit-waste-on-land-as-a-recovery-activity>

You can find out more information on the Waste Framework Directive here: <https://www.gov.uk/government/publications/environmental-permitting-guidance-the-waste-framework-directive>

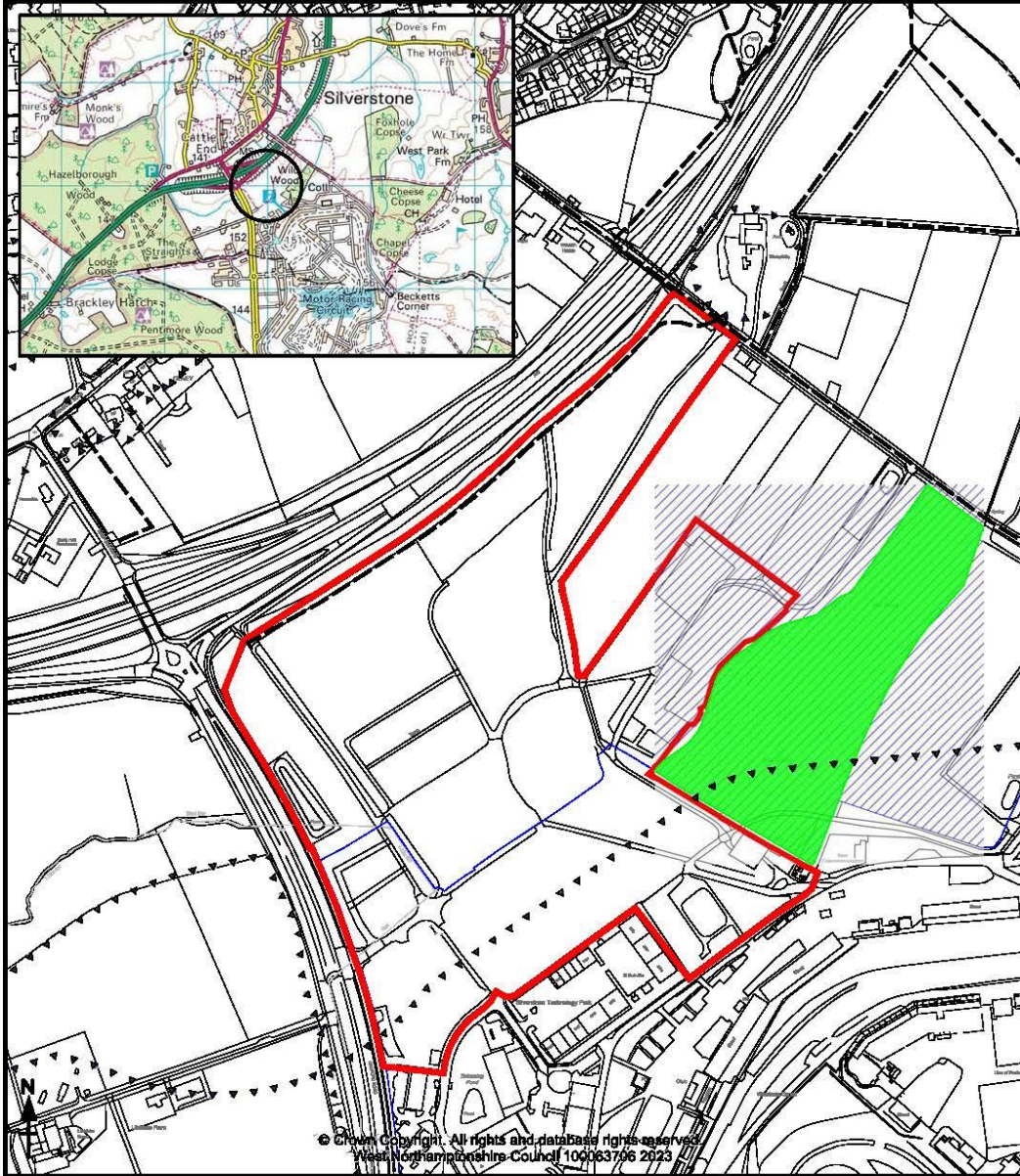
More information on the definition of waste can be found here: <https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>

More information on the use of waste in exempt activities can be found here: <https://www.gov.uk/government/collections/waste-exemptions-using-waste>

Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive). The 'Is it waste' tool, allows you to make an assessment and can be found here: <https://www.gov.uk/government/publications/isitwaste-tool-for-advice-on-the-by-products-and-end-of-waste-tests>

Application Number: WNS/2022/2270/MAF

Parish: Silverstone CP



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West Northamptonshire Council 1000637/6 2023

Town/Village: Silverstone

Site Area: 19.9213 Ha

Grid Location: SP 66960 42940

Map Scale: 1:5000

 Site

 Public Right of Way

 Site of Archaeological Asset

 Local Wildlife Site

 Special Landscape Area