

Application No: 22/0785N

Location: Land At, BRADELEY GREEN LANE, WIRSWALL

Proposal: Proposed Golf Driving Range and Junior Golf Academy Centre - involving the change of use of land from agricultural to leisure, the re-grading of the site and associated landscaping works, the construction of a reception/office and driving range building, car park and site access, and the installation of associated flood lighting

Applicant: Rob Ashbrook, Ashbrook Golf Zone

Expiry Date: 24-Apr-2024

SUMMARY:

The site is located within the open countryside where policy PG 6 sets out, that only development which is essential for agriculture, forestry, outdoor recreation, public infrastructure, essential works undertakers, or for other uses appropriate to a rural area will be permitted.

The proposal seeks a driving range and junior golf academy and it has been demonstrated to be an essential facility for outdoor recreation and thus is considered to comply with this policy.

The proposal seeks to provide a new rural enterprise with some links to an existing enterprise. It would provide some economic benefit to the rural economy with some rural employment and from the construction period. There is potential for linked trips to the existing café across the road and would be positive for health and well-being facility. Such community facilities would assist in meeting a Local and National need for this kind of sporting facility in part compliance Policies EG2, SC1, SC2, SC3 of the CELPS and RUR6, RUR10 of the SADPD.

The proposal is isolated and fails a number of criteria relating to locational sustainability, which in part conflicts with Policies SD1, SD2, EG2, SC2 of the CELPS and RUR6 of the SADPD.

The development will not have a detrimental impact upon residential amenity including contaminated land and would comply with Policies HOU12 SADPD.

The development would not have significant drainage/flood risk implications and would be comply with SE13 of the CELPS and ENV16 SADPD.

No harm to existing trees and accords with Policies SE5 of the CELPS & ENV6 SADPD.

It would not result in any severe highway safety impacts and complies Policies C01 of the CELPS and INF3 of the SADPD.

No significant ecological impacts and complies with Policies SE3 CELPS & ENV1, ENV2 of the SADPD.

The development is considered to be acceptable in design terms. As a result the proposal would accord with CELPS policy SE1 CELPS, GEN1 SADPD and the NPPF in relation to design quality and the requirements of the CEC Design Guide.

In conclusion, the application would comply with majority of the relevant policies of the Development Plan and is recommended for approval.

RECOMMENDATION:

Approve subject to conditions

PROPOSAL

Full planning permission for a proposed Golf Driving Range (16 bay) and Junior Golf Academy Centre - involving the change of use of land from agricultural to leisure, the re-grading of the site and associated landscaping works, the construction of a reception/office and driving range building, car park and site access, and the installation of associated flood lighting. The proposal also includes a putting green and short game area.

Proposed opening hours are 9am-9pm Monday to Friday and 8am-8pm Saturday and Sunday.

SITE DESCRIPTION

This application relates to an existing agricultural plot of land sited off Bradley Green Lane. The proposed site area totals 7.3 hectares.

To the north are the commercial units at Green Bank Business Park with 2 residential properties beyond, Bradley Green Farm to the east, residential cottages to the south and open land to the east. The site topography is undulating but with a large increase in levels from Bradley Green Lane south-west corner to the north-east corner with the difference being 25m. The site is accessed from Bradley Green Lane.

The site is designated as being within the Open Countryside and Local Landscape Designation as per the Local Plan.

RELEVANT HISTORY

No relevant planning history

DEVELOPMENT PLAN

Cheshire East Local Plan Strategy – Adopted Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 Presumption in Favour of Sustainable Development

PG1 Overall Development Strategy

PG2 Settlement Hierarchy
PG6 Open Countryside
PG7 Spatial Distribution of Development
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design
SE2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE4 The Landscape
SE5 Trees, Hedgerows and Woodlands
SE6 Green Infrastructure
SE9 Energy Efficient Development
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood Risk and Water Management
EG1 Economic Prosperity
EG2 Rural Economy
IN1 Infrastructure
CO1 Sustainable Travel and Transport
CO4 Travel Plans and Transport Assessments
Appendix C Parking Standards
CO 2 Enabling Business Growth Through Transport Infrastructure
Appendix C Parking Standards
SC1 – Leisure and Recreation
SC2 – Indoor and Outdoor Sports facilities
SC3 – Health and Well-being

Policies of the Site Allocations and Development Policies Document (SADPD)

PG9 Settlement Boundaries
GEN 1 Design Principles
ENV1 & 2 Ecological
ENV5 Landscaping
ENV6 Trees, Hedgerows and Woodlands
ENV12 Air Quality
ENV14 Light Pollution
ENV15 New Development and Existing Uses
ENV16 Surface Water Management and Flood Risk
HOU8 Backland Development
HOU12 Amenity
INF3 Highways Safety and Access
RUR5 Agricultural Land
RUR6 Outdoor sport, leisure and recreation outside of settlement boundaries
RUR10 Employment Development in the Open Countryside
REC 5 Community Facilities
HER8 Archaeology

CONSULTATIONS:

CEC Environmental Protection: No objection subject to conditions/informative regarding working hours for construction, piling, floor floating, contaminated land, electric vehicle charging points & dust.

CEC Highways: No objection subject to conditions/informative regarding provision of the passing bays and for the applicant to enter into a S218 licence for the vehicle crossing and S278 agreement for the proposed off site works.

CEC Local Lead Flood Authority (LLFA): No objection as happy that the site can be developed without significant flooding/drainage issues subject to condition requiring a drainage strategy.

United Utilities: No objection however suggest that the applicant considers the drainage hierarchy should they wish to connect to the public sewer.

Cheshire Archaeology: No objection, while this application sits within an area of archaeological potential, it is unlikely to impact significant below ground remains and therefore there are no archaeological observations required for this application.

Marbury and District Council: Do not wish to make comments however concerns regarding the danger of traffic from the A49 and the Bradley Green Road.

REPRESENTATIONS:

19 letters of objection have been received raising concerns over the following matters:

- Highway safety
- Drainage/flooding
- Landscape impacts
- Archaeological impacts
- Light pollution
- Noise impacts
- Loss of agricultural land
- Isolated location
- Contrary to PG6
- Ecological impacts

63 letters have been received supporting the scheme for the following reasons:

- Benefits of the junior academy
- Benefit young people
- Improves sport offering
- No local driving range
- Welcome more accessible golfing facility
- Much cheaper golf option
- Good for social and emotional well-being
- Rural employment
- Benefit to rural economy

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site is located within the open countryside where policy PG 6 sets out, that only development which is essential for agriculture, forestry, outdoor recreation, public infrastructure, essential works undertakers, or for other uses appropriate to a rural area will be permitted.

The proposal seeks a driving range and junior golf academy and thus is considered to comply with the first part of this policy.

In terms of whether or not the need is essential, the applicant advises that he currently has 80 children in his current junior academy at the Hill Valley facility (located in Whitchurch) with some of these players being at County and England level, however given the lack of teaching facilities in the area he has to take pupils out of the area to Northwich to coach them. The Hill Valley facility has no undercover teaching facility and the practice area is not large enough.

The existing facility at Hill Valley is located 3.4 miles away and the application advises that users would be grouped together so that they can be driven by mini bus to the suite for practice before going back for a full game. It also advises that users of the application site could use the café approved across the road from the site at The Sheep Shed.

England Golf have confirmed that there are not enough facilities within the local area for practice facilities.

The application has been supported by an assessment of need for such facilities nationally and an assessment of golf facilities within a 30m drive of the application site. This concludes that there is high demand and supply for golf courses within Cheshire East and nationally, however there is a lack of driving range facilities with just 2 facilities within a 30 minute drive from the site with 1 being for private members only.

It also concludes that in addition to the lack of such facilities, the 61% growth in average golf club membership figures within a 30 minute drive of the site, provides statistical support that more golfers are present in this region than ever before and therefore requiring the additional practice facilities the proposal will provide.

Therefore, it is considered that it has been demonstrated that the proposal is essential for outdoor recreation and the proposal is acceptable in principle within the Open Countryside and thus PG6 of the CELPS.

The main issue therefore is whether there are any other material considerations such as design, amenity, ecology, landscape, trees, living conditions etc that outweigh the support for the proposal.

Rural Economy/Employment/Health and Wellbeing/Community Facilities

Policy EG2 (Rural Economy) states that outside the Principal Towns, Key Services Centres and Local Service Centres proposals that, provide opportunities for local rural employment development that

supports the vitality of rural settlements; create or extend rural based tourist attractions, visitor facilities and recreational uses (amongst other things), will be supported where the development;

- Meets sustainable development objectives as set out in policies MP1, SD 1 and SD 2;
- Supports the rural economy, and could not reasonably be expected to locate within a designated centre by reason of their products sold;
- Would not undermine the delivery of strategic employment allocations;
- Is supported by adequate infrastructure;
- Is consistent in scale with its location and does not adversely affect nearby buildings and the surrounding area or detract from residential amenity;
- Is well sited and designed in order to conserve and where possible enhance the character and quality of the landscape and built form; and
- Does not conflict with Policies PG3, PG4, PG6, PG7, SE3, SE4, SE5, SE6 and SE7 of the Local Plan Strategy (where relevant)

Policy SC1 Leisure and Recreation states that in order to provide appropriate leisure and recreational facilities for communities of Cheshire East, will:

(3) support proposals for facilities that would not be appropriate to the located in or adjacent to centres, provided they are highly accessible by a choice of transport, do not harm the character, amenity, or biodiversity value of the area, and satisfy the following criteria;

- (i) The proposal is a facility that;
 - a. Supports a business use,
 - b. Is appropriate in an employment area; or
 - c. Supports an outdoor sports facility, education or related community/visitor facility; or
 - d. Supports the visitor economy and is based on local cultural or existing visitor attractions.

Policy SC2 support new indoor and outdoor sports facilities, where they:

- i. They are readily accessible by public transport, walking and cycling; and
- ii. The proposed facilities are of a type and scale appropriate to the size of the settlement, and
- iii. Where they are listed in an action plan in any emerging or subsequently adopted Sports Strategy.

Policy SC3 seeks to ensure new developments provide opportunities for healthy living and improve health and well-being including access to sports facilities and opportunity for recreation

Policy RUR6 advises that proposals for outdoor sport, leisure and recreation in the open countryside will be permitted provided they accord with other policies in the development plan and:

- i. it can be demonstrated that a countryside location is necessary for the proposal;
- ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
- iii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the operation of the site; are well-related to each other and existing buildings and do not form scattered development or

- development isolated from the main sports, leisure or recreation use of the site;
- iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape either on its own or cumulatively with other developments; and
- v. appropriate landscaping and screening is provided.

Policy RUR10 also supports rural employment if the countryside location is justified and complies with points references in Policy RUR6.

Policy RE5 advises that Proposals for new community facilities will be supported here they are in accordance with policies in the development plan.

Para 84 of the NPPF supports the creation of a prosperous rural economy including sustainable tourism and leisure facilities and para 98 supports open space and recreational facilities.

The proposed use as a driving range, by its nature requires space around it and therefore are most commonly found in rural fringe/rural areas, like those usually associated with golf courses. Therefore, it is considered that the rural location is justified.

The proposed driving range would be a new rural enterprise in the open countryside so supports a new outdoor sports//educational facility yet would also be linked to customers of an existing golf course at Hill Valley (3.4m away), Shropshire County Golf and Ellesmere College which does not have either a driving range or junior golf facility. Therefore, it would support an existing business to some degree and would further support the rural economy along with some employment.

The site would be located in the area of Wirswall which is 3m away from the centre of Whitchurch, 6.7m to Wrenbury and 10.7m to Audlem. There is a very limited public transport network and no footpaths along Main Road. Therefore, the site would largely require customers to drive to the facility given the need for golf clubs, bags, however there would be opportunities to cycle to the facility, as golf equipment can be hired which may be utilised by some customers.

It is accepted that the development would be isolated and does not score well in terms of locational sustainability.

However, as noted above, as outdoor recreation is a use supported in the open countryside, it is inevitable given the nature of use that it will be sited within rural areas given the land intake and need for siting away from residential areas and thus not as sustainable as more urban locations.

The size of the building to provide a 16 bay driving range is not considered to be excessive and the height at 3.75m would not be overly prominent when viewed from the wider setting.

Given the sloping nature of the site, the limited level changes and nature of the proposed building there would not be a significant visual change in the highest or lowest levels of the site, thus the impacts are not considered to be harmful.

Therefore, notwithstanding concerns over the locational sustainability, the proposal generally complies with Policies EG2, SC1, SC2, SC3 of the CELPS and RUR6, RUR10 of the SADPD.

Landscape

The application site is in Cholmondeley, Marbury and Combermere Estatelands Local Landscape Designation Area where policy SE4 part 4 applies, which states: *'.... In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance'*

The majority of the site, bar the southern most section of the north-west boundary and part of the south-eastern boundary, is enclosed by mature mixed native hedgerow species. There are also a significant number of mature trees within these hedgerows which provide the site with a strong sense of enclosure.

The existing highest and lowest remains would remain unaltered. The land level will be raised by approx. 2.4m at the highest point for the section of land immediately to the front of the proposed driving range building (shown as serving the 50 yard area) for a distance of approx. 70m. The level will be reduced by approx. 5m at the lowest point for a section of land at the centre of the site (shows as between the 100-150 year area) for a distance of approx. 60m.

No spoil will be removed from the site with spoil used in the infill. The lowest and highest parts of the site will therefore remain unchanged with the level changes taking places between these gradients, which would prevent any significant visual impacts.

The Councils Landscape Officer initially advised that there was insufficient information to assess the Landscape and Visual effects of this proposal and requested further information to consider the topography of the site and the extent of the land level changes being proposed.

As a result, further plans were provided in the form of land levels surveys and an updated Landscape and Visual Effects survey. The Councils Landscape Officer has considered this and advises that subject to two outstanding concerns regarding times of use of the flood lighting and detailed specification, including depths, contours and side gradients of the proposed pond, both of which could be addressed with conditions, it is confirmed that the applicant has responded positively to previous comments and has made sufficient changes to the proposals for them to be acceptable in landscape terms and thus no objection is raised.

The proposal can be accommodated without any significant landscape harm and complies with Policy SE4 of the CELPS and ENV5 of the SADPD.

Highways

Policy INF3 advises proposal should comply with the relevant Highway Authority's and other highway design guidance and provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles.

The Council Highways Engineer initially objected to the proposal mainly with concerns with access onto A49 and also the width of Bradley Green Lane being just single lane access.

However, the visibility splay which was secured by condition under application ref 20/3653N for a café adjacent to the development has now been implemented and is required to remain by the same condition. A passing bay on Bradley Green Lane also required by condition under ref 21/4857N has also been implemented. This has resulted in a significant improvement to the visibility in the non-leading

direction along the A49 which before was severely restricted. The visibility onto the A49 is now considered acceptable as is the ability of Bradley Green Lane to accommodate additional vehicles.

The site access visibility splays have been shown and given the low vehicle movements and speeds, the Council's Highways Engineer also deems these to be acceptable. Therefore, no objection is raised from the Council Highways Engineer.

The proposal can be accommodated without any service highway impacts and complies with Policies C01 of the CELPS and INF3 of the SADPD.

Design

Policy SD1 states that wherever possible development should 'provide a locally distinct, high quality, sustainable, well designed and durable environment'.

Policy SD2 states that all development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of;

- Height, scale, form and grouping
- Choice of materials
- External design features
- Massing of the development (the balance between built form and green/public spaces)
- Green infrastructure; and
- Relationship to neighbouring properties, street scene and the wider neighbourhood

SE1 requires proposals to ensure design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;

GEN1 requires proposal to create high quality, beautiful and sustainable buildings and places, avoiding the imposition of standardised and/or generic design solutions where they do not establish and/or maintain a strong sense of quality and place.

The proposal seeks a 16 bay driving range building which includes a reception area, office and small retail area. It measures 49m by 12m at the largest point and 3.75m high. The size of the building is not considered to be excessive in size for its intended use and the height at 3.75m would be typical of a single storey building.

The site is also contained when viewed from the wider area by the existing planting and significant variation in land level to the east. Whilst part of the building may be visible from the road, the single storey nature means it will not be overly prominent. The proposed material of a mixture of green juniper cladding and timber effect cement boarding would ensure an appearance typical to that of buildings found in the rural area.

The proposed parking area would be sited fronting the road, again this would be partly screened by existing planting and condition the final material to limit visual impact.

Therefore, it is considered that the proposal could be accommodated without causing significant harm to the character/appearance of the area and complies with Policies SD1, SD2, SE1 CELPS & GEN1 SADPD.

Amenity

Policy HOU 12 (Amenity) of the SADPD, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties from loss of privacy, loss of sunlight or daylight, the overbearing and dominating effect of new buildings, environmental disturbance or pollution and traffic generation access and parking.

The nearest properties are located to the south Bradley Green Cottages and north east New House and Green Bank.

The actual driving range building would be sited 67m away from properties to the south and 116m from properties to the north east. It is not considered that the building would pose any significant harm through overbearing/overshadowing or loss of privacy.

In terms of noise/disturbance from use of the facility, Environmental Protection have been consulted who consider that any noise disturbance would be limited. The driving range buildings itself will act as a noise barrier to prevent significant noise disturbance from the hitting of golf balls etc. They also advise that unless all 16 cars to serve the 16 bays arrived at the same time noise from car doors closing will be minimal. This scenario is considered to be unlikely.

If issues of noise nuisance arise once in use, the issues can be dealt with under the Environmental Protection Act.

There is flood lighting proposed to serve the driving range, this is shown on the lighting plan with the likely LUX levels. This has been assessed by Environmental Protection Officers who advise that the lights would face north-east and thus would not result in any light pollution to these properties or their garden areas given their location to the rear of the lighting.

Environmental Protection also advise that lighting from the car park and main building will not overspill as the planning application gives specification for low level lights to be used. The lighting map that accompanies the application indicates that light will just overspill the car park a little in places but doesn't pass the site boundary.

Finally, Environmental Protection advise that there may be some glow visible from the wider setting from the flood lights however this can be further limited by condition which ensures the lighting is directed down and shielding to prevent overspill or backwash from the lights.

Therefore, it is considered that the proposals could be accommodated without causing significant harm to living conditions of neighbouring properties. And complies with SADPD Policy HOU12.

Air Quality

Policy SE12 of the CELPS states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality.

The impact upon air quality could be mitigated with the imposition of a condition to require the provision of electric vehicle charging points.

Contaminated Land

Environmental Protection have considered the site and suggested a condition to address any unexpected contamination.

Trees

All existing trees are to remain with the addition of 27 new trees and 38 new ornamental coniferous trees are to be planted.

The majority of existing hedgerow is also to remain, bar an 8m section to accommodate the new access. However, replacement hedging is proposed infill exists gaps elsewhere.

The Councils Forestry Officer has also been consulted who raises no objection.

As a result, it is considered that the proposal would not result in any loss of existing trees and complies with Policy SE5 CELPS & ENV6 SADPD.

Flood Risk

Policy SE13 CELPS advises developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation,

Policy ENV16 SADPD advises it should be demonstrated how surface water runoff can be appropriately managed.

The site is located in flood zone 1. This means it has a low probability of flooding from rivers and the sea. The site area is above 1 hectare therefore a Flood Risk Assessment (FRA) is required and has been provided.

This concludes that the whole of the site is within a Flood Zone 1 and subject to satisfactory surface water drainage to the site there will be no flood risk to the site or that of surrounding properties.

Appropriate additional cut off and French/land drains will be provided to receive potential surface water run off where necessary. There will be no alterations to existing levels outside of the site. Following regrading of the site the existing surface water culvert will remain untouched. The development will not increase flood risk elsewhere with the restriction of surface water run-off at greenfield rates.

The ground has sufficient porosity and therefore the surface water drainage will drain to suitably design soakaways. Permeable paving, rainwater butts, rainwater harvesting, cut-off drainage and hard drainage will be provided where necessary to ensure sustainable drainage techniques.

The foul water from the site will discharge by gravity to a new foul water sewage treatment plant within the site and maintained by private management company. SUDS will be used in the form of soakaways and will be incorporated at drainage design stage.

In addition, a pond area will be created at the lowest part of the site in the north western corner which will collect and potential overland flows.

The Councils drainage/flood risk team have been consulted who advise that there is nothing here to suggest that a satisfactory drainage strategy cannot be provided, the proposal is not in a Flood Zone 2 or 3 or a critical drainage area and there is nothing to suggest this development will not be able to limit discharge to greenfield run off rates without satisfactory drainage design. Therefore they have no objection in principle subject to condition requiring a drainage strategy to be submitted and approved by the LLFA. The drainage strategy can be secured by condition.

United Utilities have also been consulted who raise no objection but advise that their records show that there are no known public sewers in the vicinity of the proposed development therefore they recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above, which would be assessed by the LLFA.

As such subject to condition, it is not considered that the proposal would pose any significant drainage/flood risk concerns. The proposal therefore complies with Policy SE13 CELPS & ENV16 SADPD.

Ecology

Great Crested Newts

There is a considered low risk that the proposed development may have an adverse impact upon great crested newts which may occur within an adjacent water body. The Councils Ecologist is satisfied that the risks will be adequately mitigated against by the implementation of reasonable avoidance measures detailed within the submission.

Biodiversity net gain

Any development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5). In order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1 has been undertaken and submitted with the application.

The metric calculation and submitted Ecological Impact Assessment describe the proposed post development habitats which will result in a significant gain for biodiversity. If planning consent is granted, the Councils Ecologist suggests conditions be imposed requiring a 30n year habitat management plan be provided.

With the above condition the proposal would result in a net gain for biodiversity.

Breeding Birds

If planning consent is granted, the Councils Ecologist suggests a condition to protect breeding birds.

Wildlife sensitive lighting

In accordance with the BCT Guidance Note 08/18 (Bats and Artificial Lighting in the UK), prior to the commencement of development details of the proposed lighting scheme should be submitted to and approved in writing by the Local Planning Authority.

The scheme should consider both illuminance (lux) and luminance (candelas/m²). It should include dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat (boundary hedgerows, trees, watercourses etc.) aiming for a maximum of 1lux light spill on those features.

The scheme should also include a modelled lux plan, and details of:

- Proposed lighting regime;
- Number and location of proposed luminaires;
- Luminaire light distribution type;
- Lamp type, lamp wattage and spectral distribution;
- Mounting height, orientation direction and beam angle;
- Type of control gear.

This can be secured by condition.

As such the proposal can be accommodated without significant ecological impacts and complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD.

Archaeology

Cheshire Archaeology have been consulted and have advised that having reviewed the supporting documentation and the information held on the Cheshire Historic Environment Records, while this application sits within an area of archaeological potential, it is unlikely to impact significant below ground remains and therefore there are no archaeological observations required for this application.

Therefore the proposal complies with Policy SE7 of the CELPS and HER8 of the SADPD.

Agricultural Land

Policies SE2, SD1, SD2 advise that development should safeguard natural resources including high quality agricultural land.

The National Planning Policy Framework highlights that the use of such land should be taken into account when determining planning applications. It advises local planning authorities that, 'significant developments' should utilise areas of poorer quality land (grades 3b, 4 & 5) in preference to higher quality land.

In this instance no agricultural land report has been provided, however the application has been supported by an extract of the land grading from Natural England Land Classification Report which shows the site as right on the border of good/moderate and poor quality land.

Therefore, it would not appear that the proposal would result in the loss of Grade 2 agricultural land and complies with Policies SE2, SD1, SD2 of the SADPD.

Conclusion

Land use principle

The site is located within the open countryside where policy PG 6 sets out, that only development which is essential for agriculture, forestry, outdoor recreation, public infrastructure, essential works undertakers, or for other uses appropriate to a rural area will be permitted.

The proposal seeks a driving range and junior golf academy and it has been demonstrated to be an essential facility for outdoor recreation and thus is considered to comply with this policy.

Benefits

The proposal seeks to provide a new rural enterprise with some links to an existing enterprise, would provide some economic benefit to the rural economy, would provide some rural employment and from the construction period, would provide potential for linked trips to the existing café across the road, would provide heath and well-being facility, would provide improved community facilities and would assist in meeting a Local and National need for this kind of sporting facility in part compliance Policies EG2, SC1, SC2, SC3 of the CELPS and RUR6, RUR10 of the SADPD.

Negatives

The proposal is isolated and fails a number of criteria relating to locational sustainability, which in part conflicts with Policies SD1, SD2, EG2, SC2 of the CELPS and RUR6 of the SADPD.

Neutral

The development will not have a detrimental impact upon residential amenity including contaminated land and would comply with Policies HOU12 SADPD.

The development would not have significant drainage/flood risk implications and would be comply with SE13 of the CELPS and ENV16 SADPD.

No harm to existing trees and accords with Policies SE5 of the CELPS & ENV6 SADPD.

Would not result in any severe highway safety impacts and complies Policies C01 of the CELPS and INF3 of the SADPD.

No significant ecological impacts and complies with Policies SE3 CELPS & ENV1, ENV2 of the SADPD.

The development is considered to be acceptable in design terms. As a result the proposal would accord with CELPS policy SE1 CELPS, GEN1 SADPD and the NPPF in relation to design quality and the requirements of the CEC Design Guide.

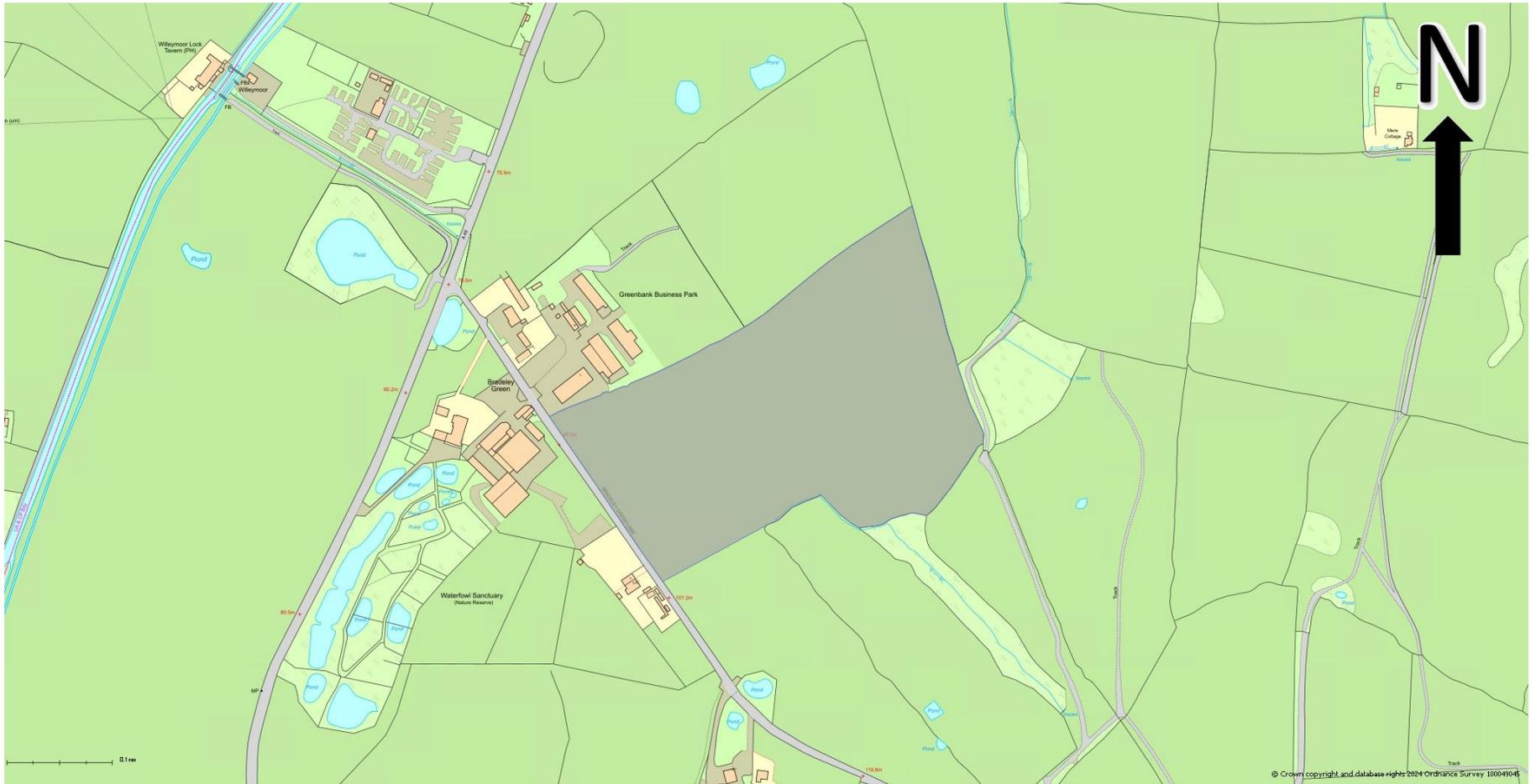
In conclusion, the application would comply with majority of the relevant policies of the Development Plan and is recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

1. 3 year time limit
2. Development in accordance with the approved plans
3. Details of proposed materials
4. Surface water drainage design
5. Electric Vehicle Charging provision
6. Landscaping scheme submission to include more species diversity in the tree planting scheme
7. Landscaping implementation
8. Hours of operation of driving range and flood lights
9. Angling/cowling of flood lights
10. detailed specification, including depths, contours and side gradients of the proposed pond
11. Implementation of reasonable avoidance measures detailed within Appendix 7 of the Ecological Impact Assessment (eyebright ecology, October 2022)
12. A habitat creation method statement and a 30 year habitat management plan for the newly created habitats on site
13. Breeding birds to restrict development during nesting periods
14. Wildlife sensitive lighting to be provided
15. Contaminated land – Risk Assessment
16. Contaminated land – Verification Report
17. Contaminated land – Soil Importation
18. Contaminated land – Unexpected Contamination

In order to give proper effect to the Board`s/Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.



OFFICIAL