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Planning & Development

Waste Recovery Plan (Version 01)

Towens of Weston Limited

Farrington Park Golf Course, Bristol, BS39 6TS

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1 Introduction

1.1 Terms of Reference

Ashfield Solutions Limited (“Ashfield”) has been commissioned by Towns of Weston Limited (“Towns” or the “Client”) to complete a Waste Recovery Plan (“WRP”) for the proposed redevelopment, reconfiguration and upgrade of facilities relating to Farrington Park Golf Club, Marsh Lane, Farrington Gurney, Bristol, BS39 6TS (the “site”). The site location is provided in Appendix A.

1.2 Aims & Objectives

Important: This WRP has been prepared to present the case that the proposed works are a waste recovery. This WRP will be submitted to the Regulatory Authorities (the Environment Agency – “EA”) for approval. Assuming agreement with the EA, based on the site setting and volume of material to be imported, it is proposed to apply for a bespoke Environmental Permit, in accordance with the Environmental Permitting (England & Wales) Regulations, 2016.

This WRP will demonstrate compliance with EA guidance (outlined in Section 1.3) for waste recovery plans and address the following key factors that are raised within the guidance, that determine if the proposals are a ‘Waste Recovery Operation’:

- [1]. The Purpose of the Work: How the work is to be carried out and completed, why the work is needed and how the proposals will meet that need.
- [2]. Quantity of Waste: Provision of evidence to show that the proposals will only use the amount of waste needed to carry out the function that would otherwise be provided by non-waste with consideration to alternative proposals that could use a smaller amount of waste to achieve the same function.
- [3]. Meeting Quality Standards: Provision of evidence to show that proposal will be completed to an appropriate standard and will not result in pollution¹ or any other environmental problems, such as soil erosion or increased risk of flooding in the surrounding area.

1.3 Information & Data Sources

This WRP has been written with due regard to the following relevant guidance:

- Web based Environment Agency (Agency) Guidance on Waste Recovery Plans and Permits (Environment Agency 2016);
- RGN13 (*that RGN13 has been withdrawn by the EA however, it is still considered an appropriate reference in that it provides a useful framework for a WRP*); and,
- RGN 9: Showing that Land and Groundwater are protected at Waste Facilities (Environment Agency 2013).

¹ Pollution is defined in Part 1, Regulation 2 (Interpretation: General) of the Environmental Permitting (England and Wales) Regulations 2016 as “any emission as a result of human activity which may (a) be harmful to human health or the quality of the environment, (b) cause offence to a human sense, (c) result in damage to material property, or (d) impair or interfere with amenities or other legitimate uses of the environment”

Please note: Reference to other specific regulations and guidance, where not listed above, but referred to within this WRP, has been made throughout and indicated with specific footnotes. Additional reference to site-specific information is also provided.

1.4 Appropriately Qualified Person

This WRP has been produced by Paul Wood of Ashfield, who has over 15 years' experience working in contaminated land, waste and materials management. Paul is a Chartered Environmentalist and is a Qualified Person under the Contaminated Land: Applications in Real Environments ("CL:AIRE") The Definition of Waste: Development Industry Code of Practice ("DoWCoP")². Paul is also a contributing author to the Society of the Environment's recent publication on the sustainable use of soils and stones³.

² CL:AIRE "The Definition of Waste: Development Industry Code of Practice". Version 2, 2011. ISBN 978-1-905046-23-2

³ Society for the Environment "Soils and Stones Report. Society for the Environment – Soils and Stones Task Group". Published April 2021.

2 Background Information

2.1 Site Location & Description

The site broadly comprises approximately 495ha of an irregular parcel of land, currently utilised as a golf club (Drawing 02). The general site setting is summarised in Table 1 below.

Table 1 – Summary of Site Features

Site Location & Grid Reference:	The site is centred as National Grid Reference ST 63275 54727 (X: 363275, Y: 154727), approximately 3km to the west of Midsomer Norton, with access gained from a A37 to the north west.
Terrain & Topography	The site is topographically undulating, rising from approximately 126m Above Ordnance Datum ("m AOD") in the north, to 145m AOD in the south. The topography falls from approximately 160m AOD in the west, to 148m AOD in the east. The ground cover predominantly comprises open fields (use as a golf course), with areas of vegetation and limited areas of hardstanding (constrained to building cover and a car park in the east of the site).
Surrounding Land Uses:	The site is generally bound by agricultural and residential land uses.

2.2 Planning Permission

Mendip District Council have granted the site, and proposals, planning permission (Ref. 2018/0577/FUL) for the "*proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)*". A copy of the planning permission is contained in Appendix B. The works are to be undertaken with the aforementioned planning permission on condition that all works shall be carried out in accordance with the applied conditions and in accordance with the approved plans.

2.3 Redevelopment Proposals

As outlined in the Design and Access Statement⁴ "*Farrington Park is looking to progress to the next level and is looking to further develop its facilities for the benefit of members, visitors and other guests who come to use the clubs golf facilities, gymnasium, bars, restaurant and function rooms*". The Design and Access statement (Appendix C) provides a useful summary on the proposed redevelopment and re-configuration of the site.

In accordance with the granted planning permission, the proposed re-development and re-configuration of the site will:

- Create two new golf holes on land, south west of the seventh tee;

⁴ Farrington Park Design & Access Statement (no author, date or reference). Submitted in support of the Granted Planning Permission.

- Create a new driving range with 12 covered bays and 12 grass bays on the current practice ground;
- Create a new 5 five hole academy course;
- Convert the existing driving range structure in to 10 letting rooms;
- Extend the car park into the existing driving range, to serve the new letting rooms;
- Create a new Spa and 12 additional letting rooms on the former driving range;
- Construct a Caravan Park with 25 pitches, including toilets and showers

The above shall be undertaken in numerous phases, summarised below:

- Phase 1 - Creation of the two new holes, on land, south west of the seventh tee.
- Phase 2 – Creation of the new driving range.
- Phase 3 – Creation of the new Academy course.

This Waste Recovery Plan only covers the first two phases of the project, the creation of two new holes, the creation of a new driving range. Once the first two phases are completed, the creation of a new five-hole Academy course (Phase 3) shall be required.

2.4 Stakeholder Correspondence

As part of the planning consultation process, a number of stakeholders have responded to the proposals regarding the works. The stakeholder responses are detailed within the delegated officer report (Appendix D), in support of the granted planning application and are summarised, below:

- Conservation Officer: No objection, subject to conditions.
- Historic England: No objection, but concerns expressed regarding archaeology.
- Drainage Engineers: No objection, subject to a condition which requires the provision of further detailed information on the surface water drainage proposals.
- Environmental Protection Team: No objection subject to the use of a Construction Management Plan condition.
- The Coal Authority: No objection.
- Natural England: No comments.
- Sports England: No objection.

2.5 Regulatory Consultation

Pre-application advice has been sought from the Environment Agency (“EA”).under reference EPR/KB3909XJ/A001.

3 Waste Recovery Plan

3.1 Justifications of a Recovery Activity

Recovery is a key waste management element of the Waste Framework Directive⁵ (“WFD”) and, together with disposal operations, comprise waste treatment, as defined. The correct classification of a waste operation is essential for compliance with the waste hierarchy and other provisions of the WFD. Article 3(15) of the WFD establishes the definition of recovery 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 wider economy”*. This is also reflected in the Environmental Permitting (England and Wales) Regulations, 2016 where it is stated that *“‘recovery’ as the same meaning as in the Waste Framework Directive and related terms are to be construed accordingly”*.

In withdrawn UK guidance (Section 1.3), recovery is defined as *“when your main aim is replacing a non-waste material you would have used in your operation with a waste material that performs the same function”*. The principal objective of a recovery operation is to ensure that the waste serves a useful purpose by replacing other substances which would have had to be used for that purpose and thereby conserving natural resources⁶. This is known as *“the substitution principle”*⁷.

This WRP will demonstrate that the proposal to use waste material could otherwise be undertaken using non-waste materials. Furthermore, in line with the objectives of this WRP (Section 1.2), the information presented also includes:

- [1]. Evidence that the work is to be carried out and completed, why the work is needed and how the proposals will meet that need.
- [2]. Evidence that the proposals will only use the amount of waste needed to carry out the function that would otherwise be provided by non-waste with consideration to alternative proposals that could use a smaller amount of waste to achieve the same function.
- [3]. Evidence that the proposals will be completed to an appropriate standard and will not result in pollution or any other environmental problems.

3.2 The Purpose of the Work

How the work is to be carried out and completed, why the work is needed and how the proposals will meet that need.

The first three phases of the development plan will elevate the standard of the existing 18-hole championship course, improve practice and tuition areas and create a new Academy course to grow the next generation of golfers. These phases will generate substantial additional revenues for the club which will allow it to develop its spa, gym and events business providing additional facilities for members and guests and future financial security to the club, its members and the local community.

⁵ 2008/98/EC as amended by Directive EU 2018/851 of 30 May 2018.

⁶ Department for Environment, Food and Rural Affairs (2012) Guidance on the legal definition of waste and its application, Ref. PB13813.

⁷ This substitution principle which was originally set in Case C-6/00 Abfall Service AG, paragraph 69 and is now incorporated in Article 3(15) of the WFD.

The proposed works are designed to allow Farrington Golf Club to re-profile and re-configure the site in accordance with the granted planning permission (Section 2.2). This shall improve the golf club's offering via improved facilities, providing:

Phase 1 – The creation of two new holes to produce a full 18-hole championship golf course that is playable in all weather conditions.

The first five holes of the existing golf course are often water-logged in the winter and wetter months. These seasonal impacts also affect some slopes of the site, which become saturated and slippery underfoot, resulting in some holes being unplayable. This has led to disgruntled customers being only able to play a reduced number of holes resulting in a loss of revenue (loss of players, players not becoming members due to substandard holes etc).

The two new holes will allow the club to rotate 20 holes in the wetter months, protecting the more exposed sections and keep a full 18-hole championship course operational year-round.

Phase 1 will provide more consistent playing conditions and add two strong new holes to the course. The course will be suitable for a larger variety and age range of users and encourage new users and external societies to play the course and use the club facilities.

Phase 2 – Creation of a new driving range and practice area.

The current practice and teaching facilities are not suitable for a golf course of this standard and require improvement. In addition the current location of the driving range is too close to areas of the golf course creating an unacceptable safety risk. The current range is too short and narrow which restricts the clubs that can be used and occasionally balls fly over the netting and onto the course. The range needs to be relocated to solve this problem.

The creation of a covered driving range together with Improved practice and teaching facilities will increase use of the facilities and both member and visitor enjoyment of the club..

Phase 3 – Creation of a five hole Academy course.

Younger golfers rarely have the attention span to play a full 18 or even 9 holes of golf. To encourage families and younger members into the game the club will be creating a five-hole Academy course. It is possible to play 5 holes in around an hour and the tees and greens will be made from all weather Huxley matting. This will allow play all year round which will allow increased use of the course and consistent conditions. The course is located close to the club house and will have facilities for parents to keep an eye on their little one when they are playing.

The Academy course will create a development pathway for younger golfers so they can become involved with the club, learn to enjoy the game and eventually become full members of the club.

Summary

The enhancements to the golfing facilities in the first three phases will in due course allow the club to improve its spa and gym offer, expand the accommodation available and expand the number of

events, weddings etc. that it holds.. By doing so, this increases the revenue, financial security and future viability of the club.

The principal alternatives considered in terms of achieving the overall aims and objectives of the golf club are discussed, below.

Table 2 – Summary of Options.

Option	Description	Comment
1	Do Nothing – maintain the course in its current configuration	Not feasible due to waterlogging resulting in course reductions during wet/winter months due to slippery slopes. This leads to negative perception of the facilities and a loss of revenue from users. On this basis, this option is rejected,
2	Alternative Options	<p>First five holes – An improvement of the drainage to remove adverse playing conditions. The club will be performing drainage enhancements to reduce slippery conditions but the drainage would still not be sufficient to allow play on 18-holes all year.</p> <p>Another option would be not to create the new driving range but this would mean that the clubs offer would be diminished rendering it unable to attract new members and higher level competitions.</p> <p>If the five hole academy course, was omitted from the plan the club would not have an acceptable way to encourage younger members and grow the next generation of golfers.</p> <p>All of these options would reduce club revenues over time and potentially impact the long-term sustainability of the club.</p>
3	Alternative Location	The entire land ownership boundary is utilised for golf facilities. All developable areas within the ownership boundary are therefore currently in use. Using an alternative location on site for these phases is not possible..
4	Complete Proposal Using Non-Waste Materials [<i>Main Alternative Option</i>]	The purchase of raw materials (soil and stone) could be considered, but that is not sustainable and depletes a natural resource when other options could apply (such as meeting the requirements of recovery).
5	Complete Proposal using imported waste materials [<i>Preferred Option</i>]	Suitable material would be sourced from local development sites and imported to site. This would avoid the unnecessary use of virgin materials, reduce the carbon footprint and prevent suitable waste soil materials from otherwise being disposed.

3.3 Quantity of Waste:

Provision of evidence to show that the proposals will only use the amount of waste needed to carry out the function that would otherwise be provided by non-waste with consideration to alternative proposals that could use a smaller amount of waste to achieve the same function.

Attached with this WRP (Appendix A) are numerous drawings which show the proposed Permitted boundary). Table 3, below, summarises the required volumes.

Table 3 - Material Volumes, Depth and Tonnages.

PHASE 1: Two new holes, south-west of seventh tee	58,595
PHASE 2: New driving range with 12 covered bays and 2 grass bays	51,200
Total volume	109,795
Range of material densities for imported material	1.8t/m ³
Estimated mass of imported material	197,631 tonnes

In addition to the above, the proposed Phase 3 element of works (to be completed after Phase 1 and Phase 2) equates to 26,153m³ of material (or an additional 47,076 tonnes). It is anticipated that the WRP and permit application shall be amended, upon completion of Phases 1 and 2, to allow for completing the proposals using imported waste soil materials (subject to agreement with the EA).

3.4 Meeting Quality Standards

Provision of evidence to show that proposal will be completed to an appropriate standard and will not result in pollution⁸ or any other environmental problems, such as soil erosion or increased risk of flooding in the surrounding area.

The principal objective for the use of waste materials is to ensure the aim of the Waste Framework Directive⁹ is “not undermined”. Therefore, it must be demonstrated that the specification of proposed materials is comparable to the non-waste material alternative.

All of the imported material will meet strict criteria (procedures of such are explained further in Section 5). Only inert and chemically suitable material excavated from household and commercial development sites will be used for the purpose of this proposed recovery activity. Due to the close proximity of already identified source sites to the proposed recovery activity, the type of material excavated is anticipated to be very similar to the natural geology at the site. Owing to the certainty of source of these materials, Towns proposes to further restrict the description of waste accepted under these codes to materials originating from greenfield excavations only. As such, the waste types listed below are proposed for this activity:

Table 4 – Summary of Proposed Waste Types.

17 Construction and demolition wastes	
17 05 04	Soil and stones other than those mentioned in 17 05 03

As there is not a definitive standard for soils used on golf courses (with the exception of the United States Golf Association - “USGA” – for greens and ideal particle sizes for sand bunkers), the presence of a sandy loam provides an improved playing surface and drainage properties (an example being a 70/30

⁸ Pollution is defined in Part 1, Regulation 2 (Interpretation: General) of the Environmental Permitting (England and Wales) Regulations 2016 as “any emission as a result of human activity which may (a) be harmful to human health or the quality of the environment, (b) cause offence to a human sense, (c) result in damage to material property, or (d) impair or interfere with amenities or other legitimate uses of the environment”

⁹ Article 14 of the Waste Framework Directive 2008 requires that the necessary measures to be taken to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular: (1) without risk to water, air or soil, or to plants or animals; (2) without causing a nuisance through noise or odours; or, (3) without adversely affecting the countryside of places of special interest.

sand to soil mix). With a heavier soil (such as those with clay particles), there is more importance on the drainage design to ensure a high degree of infiltration can be achieved. In addition, there are no specific engineering standards required due to the land not being weight bearing or performing an engineering function. However, the summary, below, contains the geochemical and geotechnical specifications, typical of such materials:

- The materials brought to the will meet the acceptance criteria identified in Council Decision (2003/33/EC), Section 2.1 (i.e. Landfill Directive inert waste acceptance criteria (WAC)) to confirm the low pollution potential of the material. As outlined in appropriate guidance¹⁰, WAC “are limits that have been derived by modelling the impacts of a typical landfill on groundwater and are thus aimed at avoiding groundwater pollution”. Therefore, materials meeting inert WAC criteria do not contain substances at concentrations that may present a risk to surface water or groundwater.
- A leachability test will be undertaken for received waste soils to ensure the results are lower than the Environmental Quality Standard, ensuring the protection of the environment in the long term.
- The material imported will be tested for both adequate compaction and appropriateness of material as the project progresses. The parameters are set out within the SHW Series 600¹¹ and are referenced within (Table 6/4, Table 6/2 and Method 2 for compaction). This only relates to general filling and does not relate to near-surface soils/topsoil or any soils that are required for appropriate or specific purposes (such as on fairways, putting greens or providing an adequate drainage layer).
- The surface and rootzone layer of the tees and greens is to comprise a sandy loam, in accordance with the British Standard BS3882:2015 Specification for Topsoil. This will provide the low-lying areas, prone to flooding, with improved infiltration and drainage properties. Further, a nominal 50 mm of clean topsoil or rootzone (sandy loam to BS3882:2015) shall provide a suitable buffer between high stone content in the underlying material and the finished playing surface.
- For general landscaping, general compliance with BS3882:2015 is required.
- In order to demonstrate material suitability and that proposed materials do not pose a risk to human health, a Public Open Space (“POS”) end use has been considered. Published, peer-reviewed, Generic Assessment Criteria (“GAC”) are available for two POS scenarios based on the conceptual exposure models outlined in DEFRA’s SP1010 research project (i.e. the “C4SL” project):
 - One scenario (POS_{resi}) represents green space close to housing and includes the tracking-back of soil into the home with subsequent exposure; and
 - The second scenario represents a public park-type (POS_{park}) environment where the park is considered to be at a sufficient distance that there is negligible tracking back of soils to the home.

Importantly, both scenarios assume that the critical receptor to contamination is a child (a more sensitive receptor) whilst at the site, the critical receptor will be an adult. Whilst neither of the POS scenarios are directly analogous to the critical receptor or activity patterns of those using the site, the use of a POS GAC does provide a conservative screening criteria for use in preliminary material suitability screening and helps to ensure that materials being re-replaced across the site are suitable for that use. To establish material suitability thresholds, the LQM/CIEH S4ULs for Human Health Risk Assessment (POS_{park}) have been adopted wherever possible; in the absence of an LQM/CIEH criteria the DEFRA C4SL criteria have been

¹⁰ Section 4 Permitting Requirements, Paragraph 4.86, of DEFRA (2010, Version 3.1) Environmental Permitting Guidance The Landfill Directive For the Environmental Permitting (England and Wales) Regulations 2010

¹¹ SERIES 600 EARTHWORKS: Manual of Contract Documents for Highway Works. Volume 1, Specification for Highway Works.

adopted. Consistent with DEFRA's SP1010 Policy Companion Document, the adopted GAC for lead is based on the acceptable blood lead level of 3.5µg/dL, representing a Low Level of Toxicological Concern ("LLTC").

By ensuring that materials meet the requirements of the acceptance procedures (outlined in Section 5) and appropriate risk assessment, risks associated with pollution and impacts to human health and the environment are considered to be low. This is further supplemented with already low permeable deposits at the site, restricting the leachability of any potential soluble components and mobilisation of solids from its compacted surface

4 Waste Recovery Activities

4.1 Context

Current guidance also requires that it is demonstrated that the proposed operation would be undertaken using non-waste materials should the use of imported waste not be permitted by the EA (i.e. the substitution principal). Guidance identifies different options they consider appropriate to demonstrate that waste is being used as a substitute for non-waste materials as follows:

- Financial gain or other worthwhile benefit by using non-waste materials: Evidence is required to demonstrate that the operator would benefit from a net financial gain from the operation, as follows:
 - The expected income and any capital gain;
 - The costs of generating this income and any capital gain; and,
 - The costs of carrying out the work with non-waste and any ongoing operating costs.
- Funding to use non-waste materials: Evidence is required that you would use non-waste without any net financial benefit, such as:
 - Evidence that you have secured the funding you need to cover the cost of the work using non-waste; and/or,
 - Details of your expected costs in your WRP.
- Obligations to complete the scheme: Obligations may specify the work you have to carry out (such as specific obligations), or require achieving certain results, without detailed specification (general obligations) with the following information to be included within the WRP:
 - Evidence of the obligation (specific or general);
 - Plans and cross-sections that show your proposal matches the obligation; and,
 - Evidence that the waste material is suitable for the intended purpose.

4.2 Financial Gain or Other Worthwhile Benefit by Using Non-Waste Materials

Evidence is required to demonstrate that the operator would benefit from a net financial gain from the operation, as follows: The expected income and any capital gain; The costs of generating this income and any capital gain; and, The costs of carrying out the work with non-waste and any ongoing operating costs.

The proposals are designed to meet the future needs of the golf club, improve facilities and provision, to reduce Health and Safety risks relating to seasonal influences and to offer a higher quality experience for site users (both golf and non-golf related). It is critical to demonstrate that if a waste material was not available, the same development outcome would still be gained using non-waste materials. This section has focussed on Option 4 of Table 2 (Section 3.4), to provide cost estimate ranges of the varying materials, in order to undertake the same works but using non-waste materials. The costs are based on rates from material-related earthworks and remediation projects Ashfield has been previously involved with, plus rates obtained from public sources (e.g. SPON's 2021¹²). These are summarised in the two tables, below.

¹² Spon's Civil Engineering and Highway Works Price Book 2020.

Table 5 – Cost Comparison of Using Non-Waste Material (based on SPONS) for Phases 1 & 2.

Work Item	Qty	Unit	Rate (£)	Total (£)
Supply and haulage of suitable subsoil materials	109,795 (from Table 3)	m ³	27.63*	3,033,636
Supply and haulage of graded near-surface soil materials		m ³	28.73**	3,154,410
Supply and haulage of suitable topsoil material to landscaped areas.		m ³	26.54***	2,913,959
			TOTAL:	£2,913,959 - £3,154,410
Notes:				
*based on SPONS imported natural material other than topsoil or rock; subsoil for general filling. Note costs for embankments and to structures remain at the same unit rate.				
**based on SPONS Imported natural material other than topsoil or rock; granular selected material. Note costs for embankments and to structures remain at the same unit rate.				
***based on SPONS topsoil DFT specified Type 5B (Type 5A relates to existing on site topsoil/turf whereas Type 5B relates to imported topsoil).				
Regional Variation Factor (as per Part 3 of SPONS).			South West (0.89).	
Updated SPONS Cost multiplied by Regional Variation Factor			£2,593,423 - £2,807,425	
As outlined in SPONS, the application of regional variation factors establishes the appropriate price level for the project location. Factors vary by geographical region (i.e. costs in London are likely to be a factor higher than a more rural area). The costing guidance considers areas based on outer London (a factor of 1, inner London >1 and everywhere else is <1). By applying the regional variation factor to the total cost value (opposed to individual material components, as per SPONS) the benchmark estimates are further refined.				

The costs above are worst case rates applied to the total volume for Phases 1 & 2 (109,795m³). Best case SPONS rates (ie the lower rate) with regional variation would be in the region of £2.5M - £2.8M.

Table 6 – Cost Comparison of Using Locally Supplied Rates for Purchase.

Work Item	Qty	Unit	Rate (£)	Total (£)
Supply and haulage of suitable subsoil materials	10,980*	Per load	£200	2,196,000
Supply and haulage of graded near-surface soil materials	2,370**	m ²	£21.50	50,955
			TOTAL:	£2,246,955

Tables Notes:

*The number of loads assumes each 20 tonne lorry carries, on average, 18 tonnes per full load.

**The Phase 1 Surface Area of Greens & Tees.

The Phase 1 area has been calculated as requiring suitable sandy loam topsoil materials. This has not been applied to Phase 2, as there is no requirement for sandy-based materials.

By considering rates sourced locally in comparison with regionally varied factors and published rates by SPONS, the cost of using non-waste materials is within the region of £2.2M - £2.8M. The rates provided do not allow for:

- Mobilisation or plant/equipment - given that these rates are to remain constant across both options (i.e. the only variation is the cost between using a non-waste material and a waste material).
- Grass seeding – this is to be incorporated into the golf course staff's routine maintenance and remains a constant across both options.

4.3 Funding to use Non-Waste Materials.

Evidence is required that you would use non-waste without any net financial benefit, such as: Evidence that you have secured the funding you need to cover the cost of the work using non-waste; and/or, Details of your expected costs in your WRP.

Farrington Park Golf and Country Club is owned by Midsomer Golf Design and Build Limited which is the holding company for the golf club. The shares are owned by the Harwood family which is independently wealthy and has provided all of the funding for the club having owned it for over 20 years. The family has confirmed that they will continue to support the club and that this project will be funded via a personal loan of £1.5m to Midsomer Golf Design and Build Limited which in turn will provide a loan to the golf club. No external funding or loans will be required.

The Harwood family has always invested to grow the business to achieve the goal of having a family focussed, environmentally friendly site, offering many various services for everyone, from young children to seniors, golfers to non-golfers. The entire business has been developed to support as many local businesses as possible, whilst helping the local economy and employment; local families use it as a one-stop visit for entertainment, food and beverages, weddings parties, health and beauty and more.

Over the last 24-months the business has run at a loss, due to the pandemic, yet as an additional demonstration of their commitment to the club, the owners have invested in excess of £200,000 of personal finance to ensure its viability.

The current plans to develop the business, which have received planning permissions, will see the business invest significantly to improve its golfing facilities over the next six years to greatly enhance the golf course, increasing capacity for memberships, visitors and hospitality. This will allow the club to operate as a year-round golf and country club attracting players from Bristol, Bath and further afield. This will ensure the ongoing viability of the club and will allow it to operate profitably in the future.

The project will be funded via a £1.5m loan from the holding company as described above and the cash flows of the phases will allow the loan together with interest to be repaid after five years.

The project will be done in three phases:

- **Phase 1** - Creation of two new holes: This phase will incur costs of £1.4m which will produce increased revenue to the club from additional year-round capacity in excess of £600k annually. This is a 40% increase to club revenues which will only be possible with the creation of the additional holes.
- **Phase 2** - New driving range: The new covered driving range will cost £1.2m which will result in additional revenue of £200k per annum from year-round practice and tuition..

After the first two phases the club will be in a position to repay the loan to its owners. Then then the following works are proposed:

- **Phase 3** - New Academy course: The new course which will allow the development of the next generations of golfers will cost £0.8m to create will produce additional revenues of £90k per annum.

In addition to the above:

- **Membership** - Currently the golf club has 783 golfing members. The improvements to the course and the creation of a new driving range and Academy course will allow an additional 180 full members and up to 100 new Academy members. This will improve the utilisation of the course but is still below capacity allowing room for further growth.

The detailed financial plans and cash flow are provided in Appendix E.

4.4 Obligations

Obligations may specify the work you have to carry out (such as specific obligations), or require achieving certain results, without detailed specification (general obligations) with the following information to be included within the WRP: Evidence of the obligation (specific or general); Plans and cross-sections that show your proposal matches the obligation; and, Evidence that the waste material is suitable for the intended purpose.

The option relevant to the redevelopment at the site is a 'Specific Obligation' for Towns to carry out the work as prescribed by Conditions 2 the Planning Consent Ref. 2018/0577/FUL. Condition 2 relates to compliance with the granted permission relating to the plans lists, which detail the schematic cross-sections and re-configuration of the proposed golf course that detail an element of filling required to construct the proposals (Section 3.3 of this WRP). This is also discussed in Section 3.2 of this WRP.

5 Management

5.1 Roles & Responsibilities

The Principal Contractor shall have the following considered responsibilities to apply as part of the planned works:

- Health & Safety documentation.
- Works Method Statement & Management Plan.
- Works Schedule & Planning.
- Appropriate mobile plant licenses.
- Sub-contractor competency.
- Placement of Materials in accordance with approved specifications.
- Compliance with Duty of Care.

Should third party suppliers become involved throughout the works for activities, the following responsibilities are thought to be appropriate:

- Health & Safety During Specialist Duties (operation of plant);
- Delivery of Independent Works Package; and,
- For Laboratories:
 - Accreditations (MCERTS/UKAS).
 - Quality.
 - Delivery.

5.2 Selection & Processing

The materials to be used are to be pre-identified before excavation begins at any potential donor site. The testing results within will be studied and the material will be deemed as suitable or not at this stage.

The soils to be used for sub-base and general filling will undergo a series of processes that will make them a more suitable product for placement, such as compaction/rolling etc). The specifications of the material have been provided and the soils have been checked to ensure that the specifications required can be complied with.

5.3 Phasing of Works

The sequencing of works is proposed to be undertaken under the influence of seasonal months. As most revenue to the golf club is obtained during summer months, the following phases is considered appropriate:

- **Phase 1** – This can be undertaken at any time of the year, as it is beyond the main operational and usable spaces of the main golf course.
- **Phase 2** – As access for this phase of works shall require access across the golf course, it is proposed to develop this area during winter months (when the club shall have very limited use).

Upon completion of the above, then Phase 3 is proposed for winter months (due to similar reasons of Phase 2). All works shall be undertaken in accordance with the Construction and Environmental Management Plan (“CEMP”) and the Operator’s Environmental Management System (“EMS”).

5.4 Acceptance Procedures

All incoming materials will be handled in accordance with the EMS, with due regard given to the Site Specific Environmental Risk Assessment for the proposed activity in support of an Environmental Permit Application. In summary, waste acceptance procedures will include assessment of the documentation accompanying the load e.g. the Carriers Certificate of Registration and Duty of Care Waste Transfer Note. The information to be recorded in respect of each load may include:

- Waste/material Type;
- Date;
- Time;
- Customer Name;
- Vehicle Registration Number and Type;
- Ticket Number; and,
- Carriers Certificate of Registration.

All wastes used in the recovery activity will be accepted in accordance with the requirements of the Duty of Care, and in accordance with the procedures specified in the EMS. An appropriate waste pre-acceptance procedure will be employed and will involve an assessment of available information which may include the following:

- Code according to the European Waste Catalogue;
- Source and origin of waste;
- Information on the waste production process;
- Where available or appropriate, chemical composition of the waste; and,
- Appearance of the waste (smell, colour, physical form)

Every load of material delivered to site will be visually inspected prior to and following deposit by the operatives working in the construction area. The principal requirements of the acceptance procedures are:

- To supervise the excavations being undertaken at the site in order to identify any potential contaminated materials. It is likely that an initial visual and olfactory assessment be sufficient. In the unlikely event any deleterious material is identified either within the blast mound excavations at source or at placement, the following actions should be taken:
 - If the non-compliance is minor (e.g. due to the presence of a piece(s) of deleterious material such as metal, plastic or wood etc.), these shall be removed from the material prior to excavation and transfer.
 - In the unlikely event the material contains visual/olfactory evidence of contamination, these material(s) shall be segregated and isolated to allow additional testing, to be undertaken.
 - The results of such testing shall be screened against the adopted assessment criteria, to allow a decision to be made to facilitate re-use/rejection.
 - Any non-compliant materials identified during the excavation of the blast mounds shall also be documented via photographing, surveying locations and records maintained on the materials tracking documentation.

- All imported materials shall be tracked to deposition areas. This shall include documenting and maintaining records of:
 - Source of material.
 - Producer details.
 - A description of the materials physical form, consistency, composition, colour, odour and likely behaviour, etc.
 - Record accurately where the material is physically located in relation to a site plan.
 - Dates and times of material excavation/placement.
 - Volumes/quantities of material transferred, including Duty of Care information, listed above.
 - Positions and depth(s) of materials placed.
 - Maintain photographic records of material re-use throughout the works programme.
 - Identification of operator's staff who have taken any decisions regarding acceptance or rejection of materials and decided upon recovery / disposal options.

The adoption of such a tracking system will allow for accurate figures with regards current storage and placement tonnages on site at any one time to be provided.

5.5 Rejection Procedures

Material shall only be accepted at site if it conforms to the list of permitted materials and if it conforms to the written description of the producer. If, in the unlikely event material does not conform to the above, the load will be rejected. Rejected loads transported off site will be done so in accordance with all relevant legislative requirements and the following rejection procedures shall be enforced:

- The material will be separated from any other material currently on site.
- The driver will be instructed to return the load and provided with detailed reasons as to why the load has not been accepted at site (if not deposited).
- The EA will be informed of the non-compliant load and sent a copy of the on-site log of the activity that will detail the origin and carrier of the load.

5.6 Completion

Upon near completion of Phase 2, it is proposed to submit a variation to allow for Phase 3 to continue (approximately late 2027). Upon completion of Phase 2 and, near completion of Phase 3, the Environmental Permit is due to be surrendered. On the basis that non-hazardous and waste soils are to be imported in accordance with the requirements of this WRP, and the site's EMS, aftercare monitoring to confirm that the waste is physically and chemically stable is not proposed.

All necessary data, documents and records (as listed, above) are to be collated and provided in the Permit Surrender Application, and submitted to the EA.

6 Conclusions

The proposal is for the use of inert waste soil materials, from the local area, to delivery the specific planning obligations. The use of materials that would of otherwise been condemned as a waste at other development sites, will aid to divert waste materials from other disposal routes such as landfill and replacing other materials (such as virgin materials) which would otherwise have been used, in accordance with the definition of recovery under Article 3(15) of the Directive. This WRP:

- Has been undertaken and produced in accordance with current UK guidance and best practice.
- Demonstrates that there is a need for the work to take place and specifies the benefit that will be derived upon completion of the proposals.
- Demonstrates that the same outcome could be achieved using non-waste materials.
- Outlines the types of waste(s) proposed for their intended use and outlines their physical and chemical properties.
- Provides management actions relating to minimise pollution occurring during the use.
- Outlines the approximate volumes and tonnages of waste required to complete the proposals. Only these volumes/tonnages shall be imported and no more waste material is proposed.
- Provides the area to be permitted and cross-sectional diagrams clearly showing the area the waste(s) are proposed to be used.
- Shows that the scheme will be properly constructed and, once completed, shall be suitable for the intended continued use as a golf club.



The Operator (i.e. Towns) will require a bespoke environmental permit application to carry out the activity as detailed above. The proposed waste types to be used in the recovery activity will comprise inert soil and stones excavated from development sites with negligible potential to produce gas or leachate. The Operator will address the potential risks associated with the proposed activity by undertaking an Environmental Risk Assessment. This will be submitted in support of the Environmental Permit application.

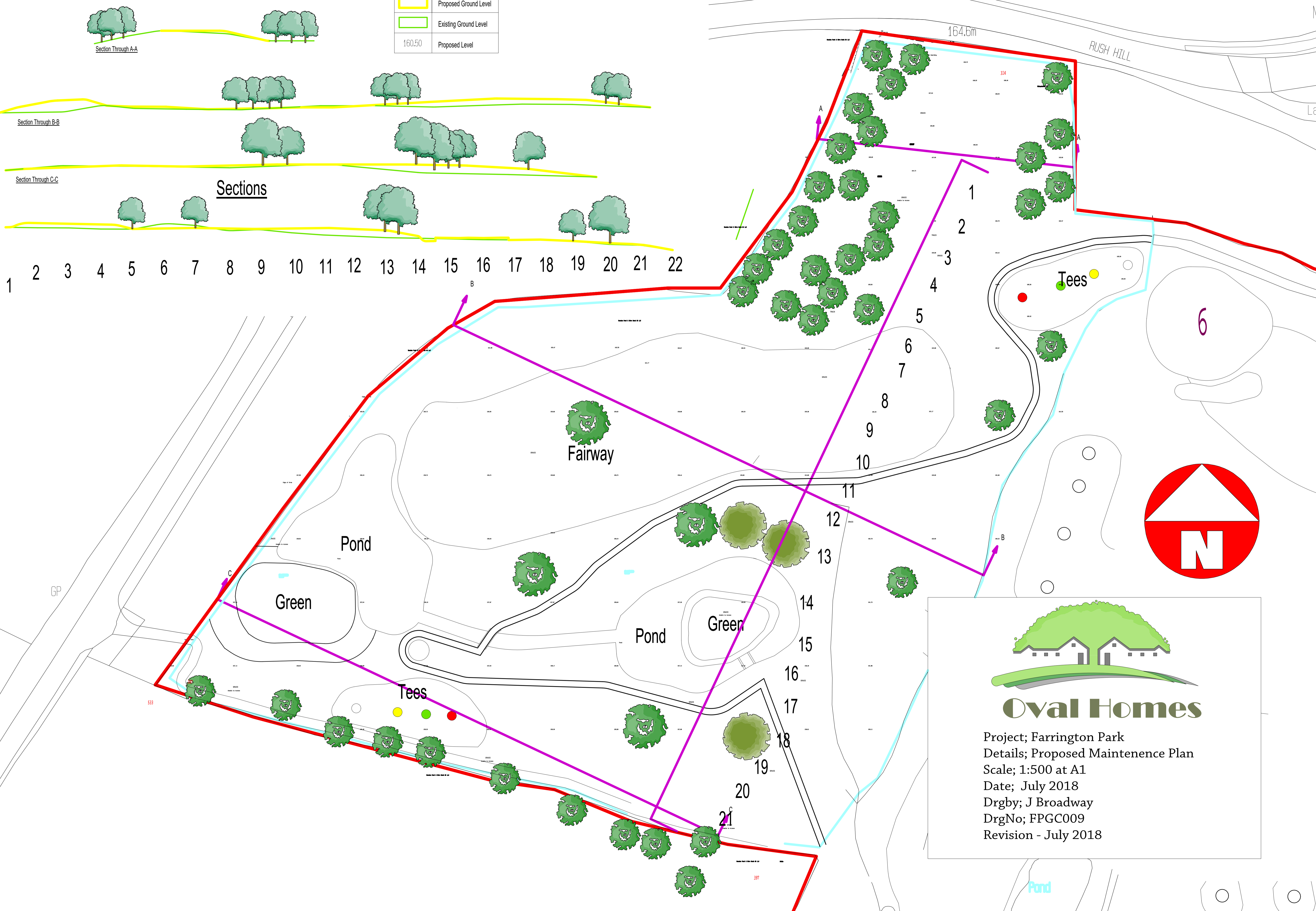
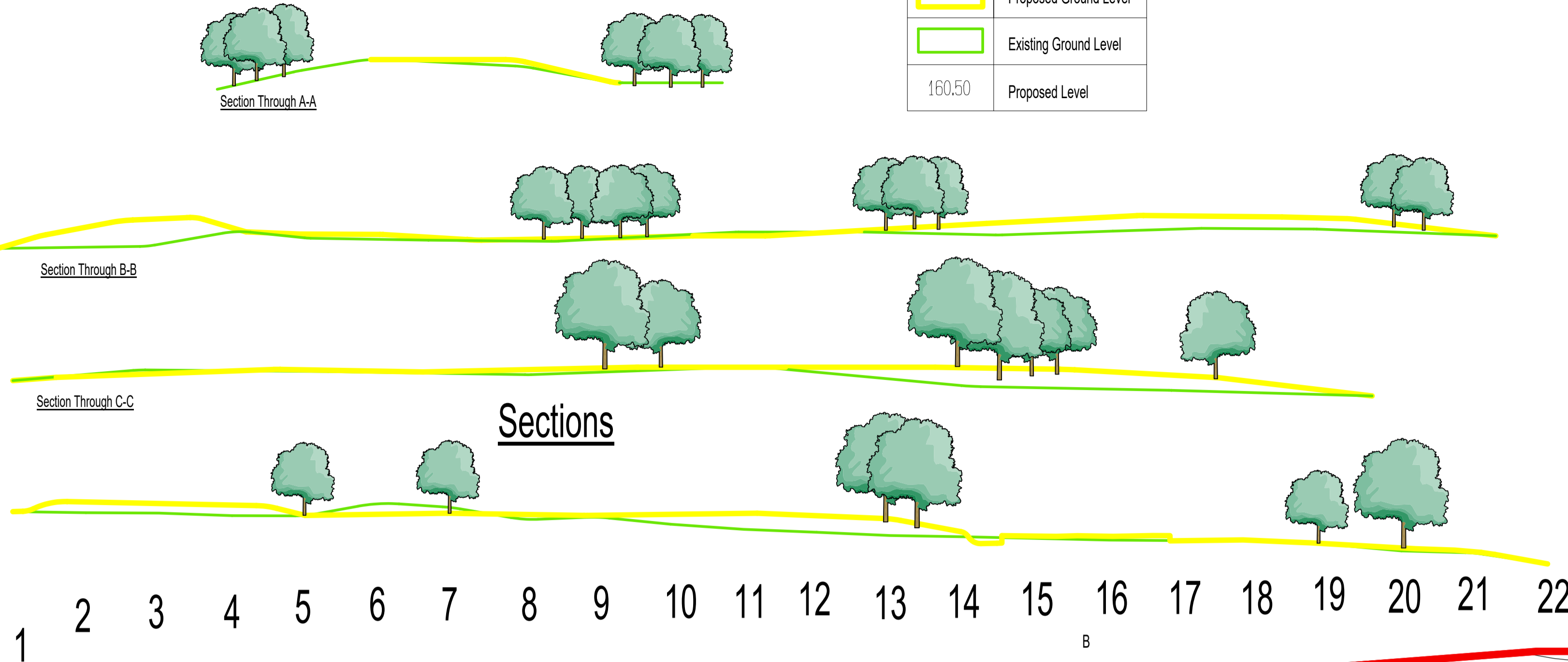
It is considered that consistent with the Agency guidance on waste recovery that the proposed golf course design presented in this WRP reflects a waste recovery activity. On agreement that the above scheme is a waste recovery activity a bespoke environmental permit for a waste recovery activity will be submitted to the EA.

Appendices

Appendix A

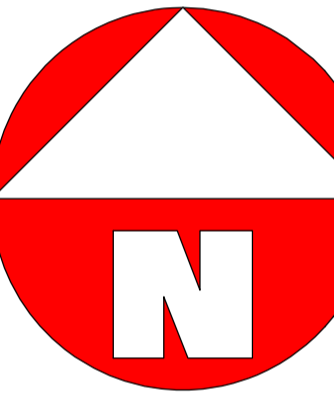
Site Plans

Key	
	Proposed Ground Level
	Existing Ground Level
160.50	Proposed Level



Project; Farrington Park
 Details; Proposed Maintenance Plan
 Scale; 1:500 at A1
 Date; July 2018
 Drgby; J Broadway
 DrgNo; FPGC009
 Revision - July 2018

13



Project; Farrington Park
Details; Academy Course Levels Plan
Scale; 1:500 at A2
Date; July 2018
Drgby; J Broadway
DrgNo; FPGC030
Revision - July 2018

	Existing Ground Level
	Proposed Ground Level

Section Through A-A


Section Through B-B

Section Through C-C

Section Through D-D



AMENDMENT	DATE	NATURE
A	05/10/18	ADDITIONAL AREA SURVEYED
B	07/04/17	ADDITIONAL AREA SURVEYED



FARRINGTON GOLF COURSE

CLIENT **OVAL HOMES LTD**

SHEET 1 OF 1
SCALE 1:200 10053
16

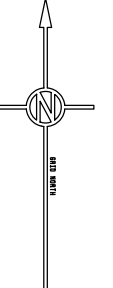
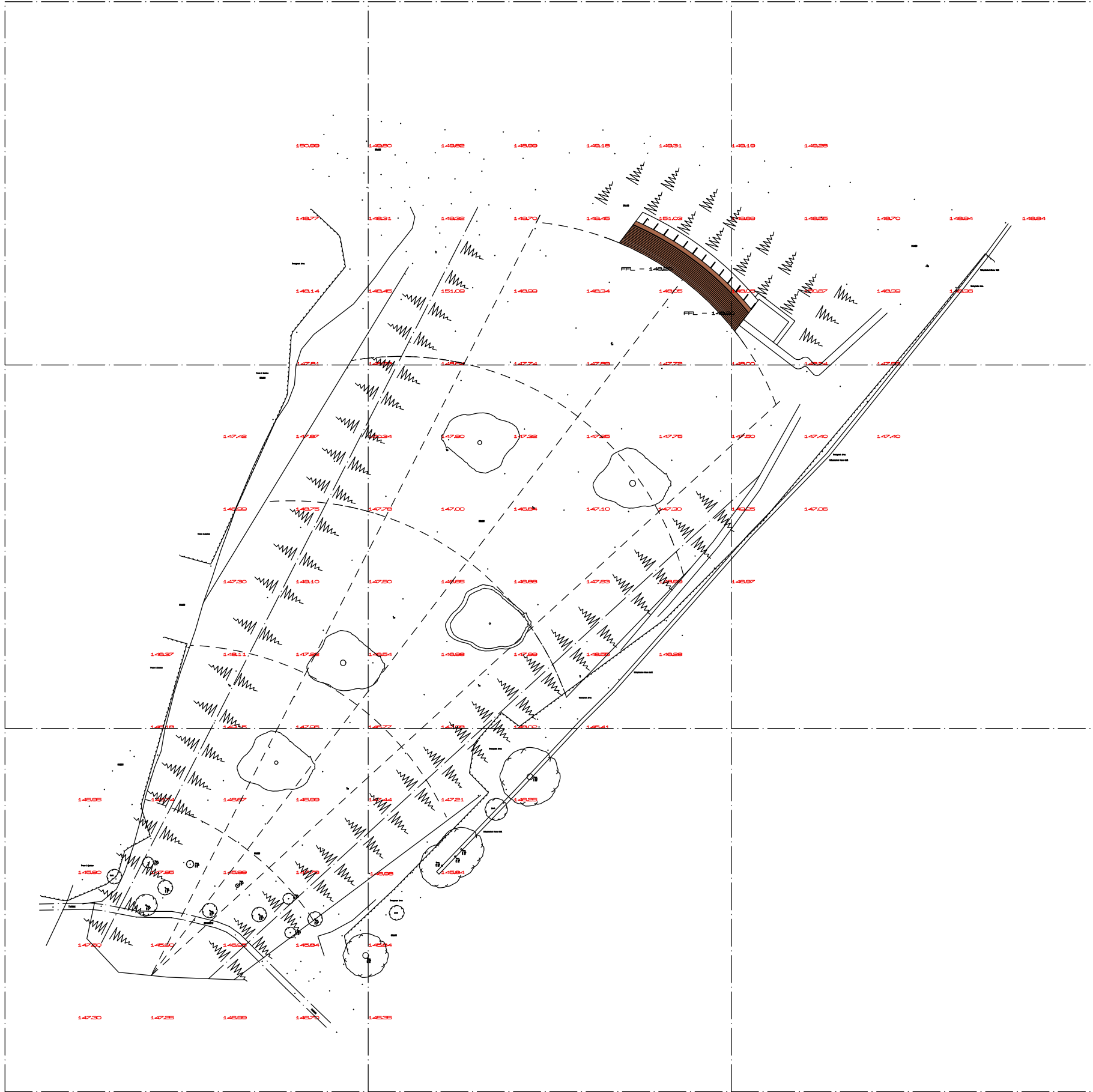
STANDARD REFERENCE

DATA SOURCES - ORIGINAL SURVEY DATA AS TO THE DATE
CHECKED SURVEY DATA - CHECK OF THE DATE

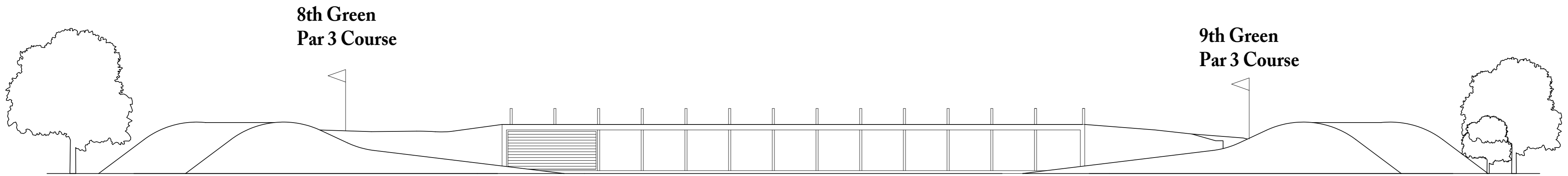
NOTE: BOUNDARY MARKS IDENTIFIED - SURVEY STATIONS SHOWN IN PLACE
SURVEY STATIONS OBSOLETE FROM
PROJECTION - BORN OF THE DATE CHECKED FACTOR NOT SPECIFIED

ABBREVIATIONS

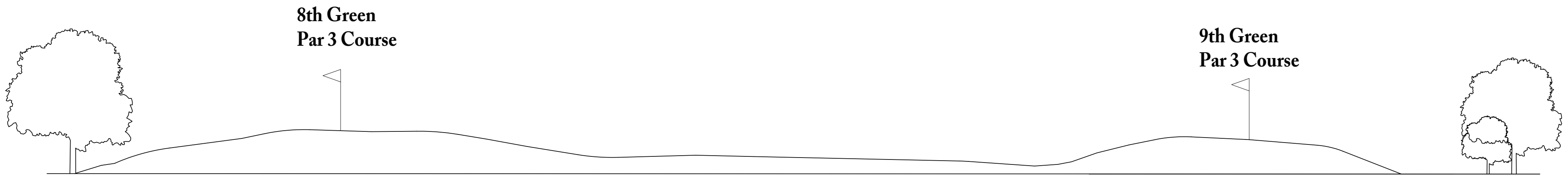
AN	AIR CONNECTION POINT	BA	BOUNDARY MARK	BP	BANK POST
CL	CROWN LEVEL	LA	LANDFILL	CD	CONTAMINATED DEPOSIT
EL	ELECTRICITY CABLE PIT	LO	LIGHTNING ROD	CP	CONCRETE PILE
EP	ELECTRICITY POINT	MR	MANHOLE	HT	HEAD OF TIE
FM	FIELD MARK	MO	MOUND	TD	TELEPHONE CABLE BOX
FL	FLOW LINE	MP	MOUND OF POWDER	TP	TERRAIN POINT
M	MOUND	MS	MOUND SURVEY	TC	TERRAIN CONTROL POINT
MS	MOUND SURVEY	NS	NON-SURVEYED	UT	UTILITY TIE
NS	NON-SURVEYED	OS	ORIGINAL SURVEY	VA	VAULT
OS	ORIGINAL SURVEY	OS	ORIGINAL SURVEY	VP	VALVE POINT
OT	OBSTACLE	OS	ORIGINAL SURVEY	VS	VALVE SURVEY
OT	OBSTACLE	OS	ORIGINAL SURVEY	VS	VALVE SURVEY
OT	OBSTACLE	OS	ORIGINAL SURVEY	VS	VALVE SURVEY



Project; Farrington Park
 Details; Proposed Driving Range Topographical Survey
 Scale; 1:1250 at A3
 Date; Feb 2018
 Drgby; J Broadway
 DrgNo; FPGC032



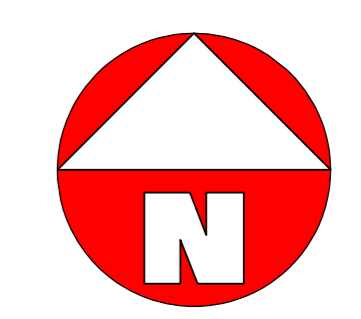
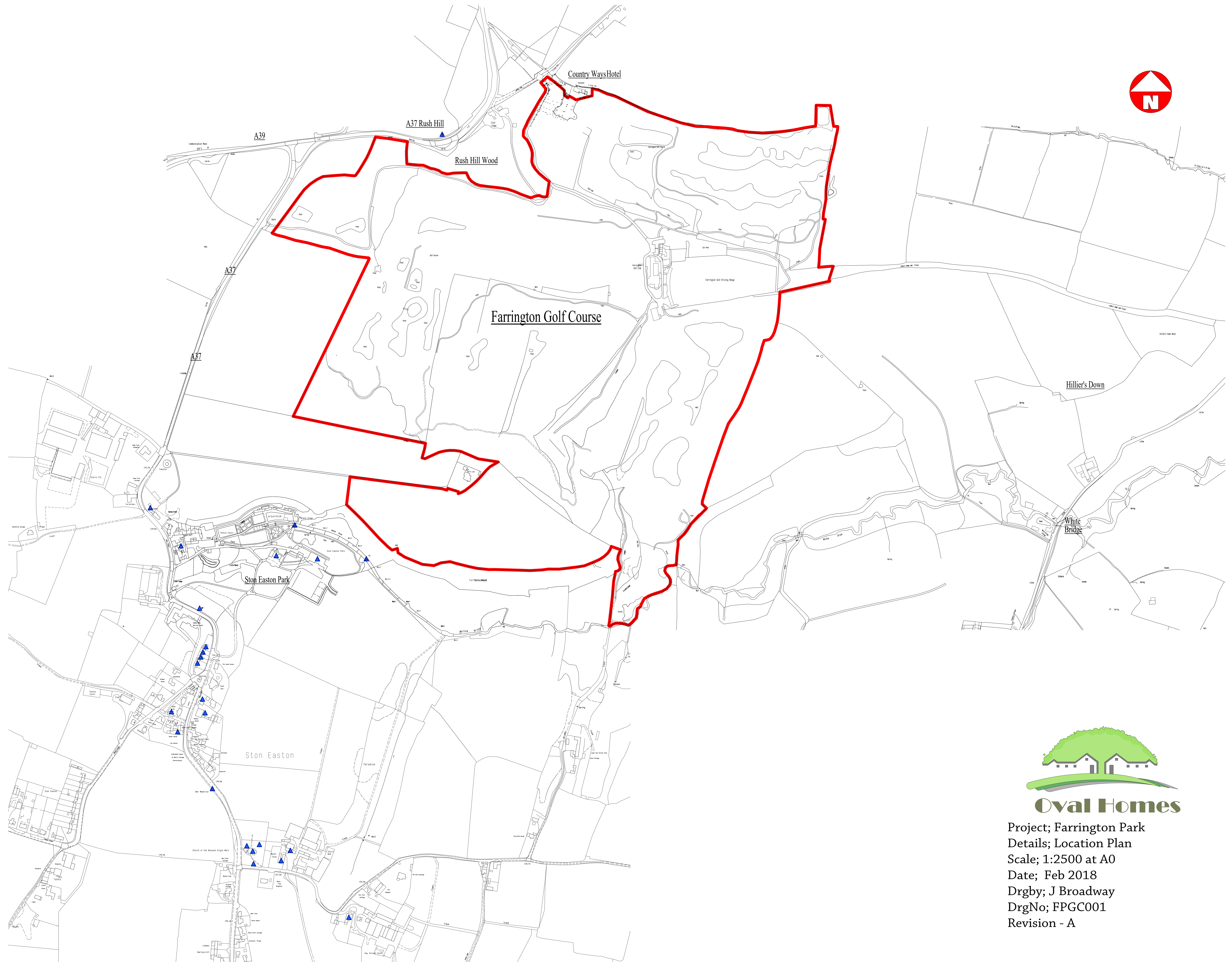
Section Through A-A - 1:200 at A1



Existing Section Through A-A - 1:200 at A2



Project; Farrington Park
Details; Proposed and Existing Section
Proposed Driving Range
Scale; 1:200 at A2
Date; July 2018
Drgby; J Broadway
DrgNo; FPGC040



Project; Farrington Park
Details; Location Plan
Scale; 1:2500 at A0
Date; Feb 2018
Drgby; J Broadway
DrgNo; FPGC001
Revision - A

Appendix B

Planning Permission



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

Mr Jack Broadway
The Oval Office
St Peters Park
Cobblers way
Radstock
BA3 3BX

Jon Cowgill
Farrington Golf Club, Marsh Lane
Ston Easton
WELLS
BS39 6TS

Application Number: 2018/0577/FUL
Date of Application: 9th March 2018
Application Type: Full Application

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 9th March 2018 subject to conditions hereunder stated.

Proposal: Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)
Location: Farrington Golf Club Marsh Lane Ston Easton Wells BS39 6TS
Parish: Ston Easton Parish Council

DECISION: Approval with Conditions

REASON FOR APPROVAL

CONDITIONS

1. **Standard Time Limit (Compliance)**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission

2. **Plans List (Compliance)**

This decision relates to the following drawings:

This Decision Relates To The Following Drawings: FPGC003 - Proposed Site Plan, received on 14/11/2018; FPGC004 - Driving Range Conversion and Spa Proposed Site Plan, Rev July 2018; FPGC007 REV A - Proposed Driving Range, Proposed Site Plan; FPGC009 REV A Proposed 2 Additional Holes, July 2018; FPGC0009 Proposed Maintenance Plan July 2018; FPGC013 Car Park Extension - Proposed Site Plan; FPGC015 - Academy Course Proposed Site Plan Feb 2018; FPGC017 - Proposed Site Plan Front 5, Feb 2018; FPGC018 - Proposed Driving Range Topographical Survey, Feb 2018; FPGC020 - Proposed New Holes Topographical Survey, Feb 2018; FPGC023 - Proposed Driving Range Plans And Elevations, Feb 2018; FPGC024 A - Proposed Driving Range Plans And Elevations 1x Teaching Bay, 13 Grass Bays and 11 internal Bays, March 2019; FPGC026 - Driving Range Conversion Proposed Plans and Elevations July 2018; FPGC027 - Proposed Spa and Accommodation, July 2018; FPGC028 - Proposed Levels Plan, July 2018; FPGC030 - Academy Course Levels Plan, July 2018; FPGC031 - Front 5 - Proposed Levels, Feb 2018; FPGC032 REV B - Proposed Driving Range Topographical Survey, March 2019; FPGC034 - Proposed Site Plan - Touring Caravan, July 2018; FPGC035 - Touring Caravan Shower Block, July 2018, FPGC040 A - Proposed and Existing Section Proposed Driving Range, March 2019.

Reason: To define the terms and extent of the permission.

3. **Materials (Compliance)**

The development hereby approved shall be carried out using external facing materials as specified on the application plans and form.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP1 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Hard and Soft Landscaping (Pre-occupation)**

Notwithstanding the submitted Landscape Masterplan Figure 9A and Figure 9B, no development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting.
- (e) a detailed programme of implementation

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy DP1, DP3, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

5. **Drainage - Foul (Pre-commencement)**

No development shall commence until a detailed scheme for the disposal of foul drainage from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the spa, letting room accommodation or caravan pitches.

Reason: In order to ensure the provision of satisfactory drainage and avoid pollution of the environment. This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the foul drainage strategy.

6. **Surface Water Drainage System (Pre-commencement)**

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and subsequently be implemented in accordance with these approved details.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

7. **Construction Traffic Management Plan (Pre-commencement)**

No development shall commence unless a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o A scheme to encourage the use of Public Transport amongst contractors; and
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy DP7, DP8 and DP9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

8. **Parking (Compliance)**

The areas allocated for parking and manoeuvring on the submitted plan, Proposed Site Plan Dwg No: FPGC003 rev March 2019, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient parking is provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. **Construction Environmental Management Plan (Pre-commencement)**

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

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

The approved CEMP 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: A pre-commencement condition in the interests of protected species and biodiversity generally and in accordance with Policy DP5 of the Mendip Local Plan 2006 -2029

10. **Landscape and Ecological Management Plan (Bespoke Trigger)**

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.

h) On-going monitoring and remedial measures.

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

Reason: In the interests of protecting the significance of the Registered Park and Garden and the Favourable Conservation Status of populations of European protected species and in accordance with Policy DP3 and Policy DP5 of the Mendip Local Plan 2006-2029

11. External Lighting (Bespoke Trigger)

No new external lighting, other than the details contained in the Lighting Assessment (Wirefield Ltd, dated 27/11/2017 - though not including lighting details relating to the 'Golf Driving Range'. The airspace of the 'Golf Driving Range' shall not have any lighting as confirmed by email from the applicant on 26/06/2018), shall be installed within the boundary of the application site unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The lighting shall thereafter be installed, operated and maintained operated in accordance with the approved details.

Reason: To avoid harm to bats and wildlife and to avoid harm to visual amenity in accordance with DP1, DP5, DP6 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

12. Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall commence, other than those required by this condition, until a Detailed Arboricultural Method Statement following the recommendations contained within BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Detailed Arboricultural Method Statement shall contain full details of the following:

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Construction exclusion zones;
- (c) Protective barrier fencing;
- (d) Ground protection;
- (e) Details of any works within the RPA (Root Protection Area) and the proposed arboricultural supervision;
- (f) Service positions; and,
- (g) details of any special engineering requirements, including 'no dig construction';

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy DP1 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and therefore these details need to be agreed before work commences.

NOTES

1. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
3. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.

4. No removal of buildings, structures, trees or shrubs shall take place between 1st March and 31st August unless an experienced ecologist has checked the Site for breeding/ nesting birds. If there is evidence of breeding birds the work must be delayed until the chicks have fledged or suitable working distances observed so as not to disturb the birds.
5. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority
7. The Lead Local Flood Authority should be consulted with regard to this proposals Surface Water Drainage.
8. Any proposed works must not encroach on to the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- o A PROW being made less convenient for continued public use.
- o New furniture being needed along a PROW.
- o Changes to the surface of a PROW being needed.
- o Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- o make a PROW less convenient for continued public use; or
- o create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

9. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary (diversion/stopping up) Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
10. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

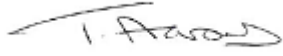
This development may also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Wellow Brook, designated a 'main river' or within the floodplain. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

11. If it is intended to import inert waste for this proposal then this may require a Waste Management Licence or an exemption. This must be obtained from the Environment Agency prior to any development commencing. The applicant is advised to contact the National Permitting Centre on 03708 506506 to discuss the terms and applicability of any exemption.
12. If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.
13. The applicant proposes use of non-mains drainage facilities. However, if the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the National Planning Policy Framework, Planning Practice Guidance.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

14. The hard and soft landscape scheme should be informed by the Heritage Impact Assessment, Kim Auston, July 2018 and the Landscape Visual Impact Assessment, July 2018.



Tracy Aarons
Deputy Chief Executive

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 26th March 2019

Appendix C

Design & Access Statement

Farrington Park



Design & Access Statement

For the development of;

- 1) Introduction and background information
- 2) Two new golf holes on land, south west of the seventh tee
- 3) A new driving range with 12 covered bays & 12 grass bays on the current practise ground.
- 4) The five hole academy course
- 5) Conversion of the existing driving range structure into 10 letting rooms.
- 6) Extension of the car park into existing driving range and to serve the new letting rooms.
- 7) Creation of new spa and 12 additional letting rooms on the former driving range
- 8) Three new golf holes beyond the 16 fairway on the land to the south
- 9) Conversion of the existing front 5 holes into a second 9 hole par 3 course (first 5 holes of Duchy 18 hole course)
- 10) Caravan park with 25 pitches including toilets & showers
- 11) Grade 11 listed parkland comments & assessment
- 12) Consultee comments to previous application which was withdrawn and responses to those comments by the applicant
- 13) Neighbour & other objector comments to the previous application which was withdrawn and responses to those comments by the applicant
- 14) Summary & Conclusions

Introduction and Background Information

1.1 Farrington Park or Farrington Golf Club as it was originally known, was constructed between 1993 and 1996 by Proprietor Peter Thompson.

1.2 The course/s and clubhouse etc. were built on the site of a former farm. The farm house, barns and farm buildings were sympathetically converted and added to, in order to create the golf club that exists today.

1.3 The farm buildings and the new extensions to these buildings have all been constructed in local white lias natural stone. It features a number of stone arches to form into window and door openings that are fairly typical of local farm out buildings, which were constructed in the 19th and early 20th century.

1.4 This gives the area that forms the clubhouse and changing rooms etc. a very mature appearance that belies the true age of this young golf club.

1.5 There is an 18 holes championship length golf course and a 9 hole par 3 golf course. The 9 hole was constructed first and opened in 1994, along with the driving range and professional shop. The 18 hole course and clubhouse complex was developed through 1995/96 and was formally opened in 1996.

1.6 The courses occupy land stretching from Marsh Lane to the North West and across, towards the A37 to South West and towards the village of Clapton and Clapton lane to the South East.

1.7 The golf club has established itself as one of the premier golf courses and practise facilities in the South West, with a special emphasis on promoting golf and golf tuition for all ages. This has developed a close family atmosphere with children as young as 3 coming along to group sessions of the 'tiger cubs' to encourage them to take an interest in the game.

1.8 Region tournament of the 'wee wonders' for young age groups with particular talent to compete and progress to national finals which are held at Farrington Golf Club, something the club is very proud to be involved with.

1.9 As with golf tuition, Farrington Park is looking to progress to the next level and is looking to further develop its facilities for the benefit of members, visitors and other guests who come to use the clubs golf facilities, gymnasium, bars, restaurant and function rooms.

1.10 Part of the existing course is constructed on land that forms part of the grade 11 listed parkland and gardens of the grade 1 listed Ston Easton Park.

1.11 Holes 6, 7, 8,9,17 and 18 are all formed on the land in question that was given planning permission in 1989/90.

2.0 Two new holes to the South West of the 7th tee

2.1 As mentioned in the introduction section of this report, the course extends down to Marsh Lane to the North. Holes 1 to 5 sit on this North facing bank with views of Farrington Gurney (and Vice-versa).

2.2 These five holes have very different sub-strata to the rest of the course as these holes have red clay sub soil that despite much land drainage being added over the years since the course was first constructed, these holes are by far the worst on the course and in winter months, partly due to safety issues on the sloping terrain but mainly due to surface water issues, holes 1 to 5 are often closed in periods of wet weather.



2.3 As mentioned, even last year further land drainage has been added to attempt to improve the situation but ultimately the sub soil makes this a difficult area to maintain.

2.4 Therefore the club has sought alternative solutions and the favoured opinion is to eventually replace these 5 holes with new holes on the top of the escarpment, where the rest of the 18 hole course and the 9 hole course is situated.

2.5 This application is the first element of achieving this goal, by introducing two new holes, so if one or two of the first five holes are either too slippery or water logged they can be taken out of play and instead the two new holes would come into play.

2.6 The desire is to acquire more land (covered later in this Design and Access Statement) to accommodate a further 3 holes, so that holes 1 to 5 could be replaced permanently.

2.7 If this proves to be possible (ie; if this application is successful and the land acquisition is able to go ahead) the first 5 holes will be converted into a second 9 holes for the par 3 course, as the existing layout would make it very easy to add a further 4 greens and shorten the holes to par 3. These 9 holes would be used mainly in the drier months, from March to October and together with the existing 9 holes Par 3 course would make an 18 hole par 3 course.

2.8 These two new holes are on land that has been in the golf clubs ownership since the early nineties, therefore there are no land ownership constraints to this part of the development going ahead. Although there are constraints related to the land grade 11 listed 'parkland' status, which is covered in detail later in this statement.

2.9 The area in question is also well screened from any views from outside the land itself. Woodland on the corner, where the A37 and A39 meet, screens a large part of this land from views from the highway and a mature hedge to the south of the land screens views from the Ston Easton direction, with only glimpses towards it from the grade 1 listed Ston Easton Park.

The woodland at the top of Rush hill screens any views from the Farrington Gurney approach towards this land, other than glimpses through the trees and hedgerows.

2.10 Therefore these new holes will not be apparent to anyone other than the golfers playing them.



2.11 An ecology survey is submitted with this application which has not highlighted any matters of particular ecological interest, such that they would prevent this land being developed in this way. Although some further survey work is likely.

2.12 The Contours of the land sees a slight slope from North to South with also higher ground to the East side of the site. These slopes and contours are to be generally maintained but with some reshaping to create swells and slopes to the fairway edges and the rough areas either side of par 4 hole fairways, to enhance the level of difficulty of this hole. The proposed swells are detailed in the proposed site plan. Also a topographical survey is included with the plans and drawings.



2.13 There are two ponds on the land, one just before the Par 4 green and one just in front of the Par 3 green. These were dug out some years ago and have now formed into fairly natural looking ponds, so little work will be necessary to these areas other than the preparation around their banks to take turf or seed to form the new holes.

2.14 Ecology and wildlife will only be mildly impacted by the course construction workings and will benefit after completion, as do the existing ecological features and wildlife all around the course which is both plentiful and thriving.

2.15 In summary the two new holes will help to make Farrington Park an all year-round facility and in doing so will have little impact on views of the site, from the highway or any other medium or long-range views. The ecology of this area of land will not, according to ecologist Colin Hicks of Western Ecology have an unacceptable impact upon it through the development of these two additional holes.

2.16 The Golf Club is fully aware of the importance of this land historically and its plans respect this in terms of density and layout and follows the Historic England's references and contacts recommendations for "Golf in historic parks & landscapes" (Department for Culture, media and sport 2007 heritage protection for the 21st century, (white paper).)

3.0 A new driving range with 12 covered bays teaching studio and 12 grass bays constructed on the existing practise ground.

3.1 Due largely to the popularity of Farrington Park, the existing car park is on numerous occasions during the year not sufficient to accommodate all visitors to the site.

3.2 The only real opportunity to increase the car park capacity is to utilise the current driving range to create additional parking spaces, as this runs parallel to the existing car park.

3.3 Therefore to cope with the car parking requirement, for example; when there is a golf competition that attracts 100 plus members and a wedding in the function room, on the same day another 100 or so spaces are needed.

3.4 To be able to utilise the existing range to create this extra parking required, the existing range has to be resisted elsewhere and the perfect (and only) location is the existing practise ground, which due to the existence of the driving range is a very underutilized facility.

3.5 The practise ground is located south of holes 8 & 9 of the 9 hole par 3 course and is a considerably larger piece of land than the current driving range.

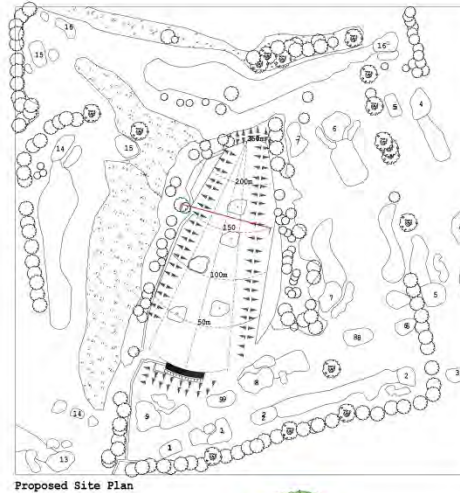
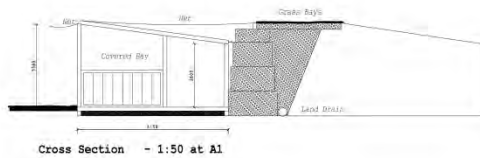


3.6 The driving range structure utilizes the contours of the raised areas around the 8th and 9th holes at the par 3 course to create 12 raised grass bays above the 12 covered bays using a “Gabion Wall” construction to create the rear wall of the driving range building.

A timber structure would be used to create the rest of the driving range building, much like the existing driving range structure but with a green coloured box section metal sheet roof with a low pitch.

3.7 The range would be formed using earth bund down each side sloping towards the centre of the range, to cause balls that are hit towards the side to roll back towards the centre, for ease of collection.

Farrington Park - Proposed Driving Range



Project: Farrington Park, Farrington Gurney
Details: Proposed Driving Range Plans and Elevations
1x Teaching Bay, 13 Grass Bays and 11 Internal Bays
Scale: 1:1250 at A1
Date: Feb 2018
Drafter: J Broadway
Drawn: PFG0024

3.8 The bund at the end of the range and to the far end of the South West side would also have a 3m net fence, for the safety and protection of golfers on the 16th fairway of the 18 hole course and the 7th tee of the 9 hole par 3 course. Also a 2m high close boarded sound proof frame would be installed beyond the net to contain any noise from the balls being struck and the impact on neighbours nearby.

3.9 The bund at the end of the range, turning into the far south corner would also have trees planted on it, on either side of the course to eventually hide the fence completely as the trees grow beyond 3m high.

3.10 The trees would be planted in staggered rows up the slope of the bund, to create a full screen for both safety and the aesthetic appearance of this bund from the 16th fairway, the single dwelling beyond the 16th fairway and from the driving range bays at the other end of the range.

3.11 An ecology survey has been carried out on this land and this survey forms part of this application, but as the use of this land as a practise ground where golfers hit their golf balls and then collect them up, it will be no different other than they will pay to hit a bucket of balls that the golf clubs green keeping staff later collect. The ecologist found no adverse ecological impact caused by the purposed development of this land, as a driving range.

13.12 The simple construction and the naturally appearing bunds surrounding this area will make it blend in well with the surrounding golf course, it will make the golf balls easier and more economic to collect and will protect both the golfers playing the 16th hole on the 18 hole course and the 7th hole on the par 3 course, as well as blending in with its surroundings through tree planting and screening of the main range area.

4.0 New 5 hole Academy course on land to the East of the entry drive into Farrington Park.

4.1 The land to the East of the entry drive on the approach into Farrington Park, has always been maintained along with the golf courses, the grass has been cut short and maintained that way.



4.2 Therefore this proposal will see this continuing, but with the green keeper efforts being better rewarded as the land would be utilised by the clubs newest and youngest members during their introduction to the game of golf.

4.3 In designing this course there have had to be careful consideration for both the users of the entrance road and the occupants of the former Country Ways Hotel (now private residence).

4.4 Therefore the holes have been generally designed to face away from the road and the dwelling, or at least be some distance from stray golf balls ceasing any safety issues in this regard.

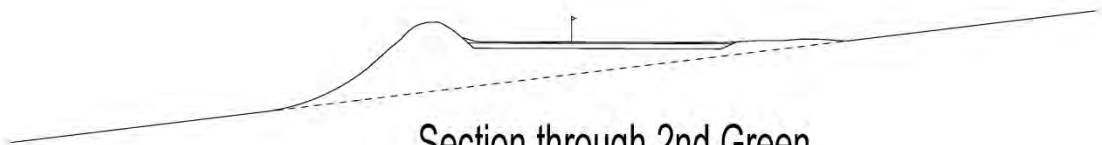


4.5 Consultation and amendments as a consequence have taken place with the owners of the dwelling to ensure their concerns have been addressed. The current design reflects what has been agreed.

4.6 The holes generally go away from the road, so the possibility of any safety issues with the road users is remote.

4.7 To create greens on this sloping terrain requires an element of cut and fill, as can be seen on the section below. There will also be a bund behind the green to avoid excess roll down the slope.

Academy Course Sections



Section through 2nd Green

Approx 1,000 m³ of fill to form each green



Project; Farrington Park
Details; Academy Course Green Sections
Scale; 1:500 at A3
Date; September 2017
Drgby; J Broadway
DrgNo; ACS001

4.8 The 'Pitch and Putt' course at Victoria Park, Bath is an example of what the club is looking to achieve here, to allow people new to golf to experience playing a golf course, without the expectation of having to hit the ball hundreds of yards to get from tee to green.

4.9 The holes in this course are varied lengths, from 50 yards to 90 yards and therefore they will lend themselves well to beginners trying to use different golf clubs to hit different distances.

4.10 This kind of facility is perfect for young members, 3 and upwards to practise what they've learned during the excellent teaching sessions that are held for groups of youngsters with the hope that they get the 'bug' and take up the game.

5.0 Conversion of existing driving range into 10 letting rooms

5.1 The driving range structure was constructed in 1993 and is a timber frame building with a tiled roof.



5.2 The intention in this application is to turn the existing driving range bays into letting rooms, this is so there will be accommodation on site for wedding and party guests, golf societies and golf holidays and any other visitors to the area.

5.3 Some of the rooms have been designed for disabled guests and one room has been designed as a bridal suite with the wedding hosted at the golf clubs function suites in mind.



5.4 As this is a conversion of an existing building, the main design issues revolve around the required accommodation and the materials used on the conversion. Currently the building is a timber structure under a trussed pitch roof which is tiled with double pan tiles (Concrete) that match the rest of the clubhouse building.

The external wall cladding, “hit and miss” timber cladding will be stripped and an internal skin of timber frame added, with an external skin of natural white lias stone used to make this building match with the other end of the building which was originally the professional shop and teaching studio.

The white lias stone will allow this conversion to blend seamlessly with the rest of the buildings forming the clubhouse, gymnasium, function suites and changing rooms.

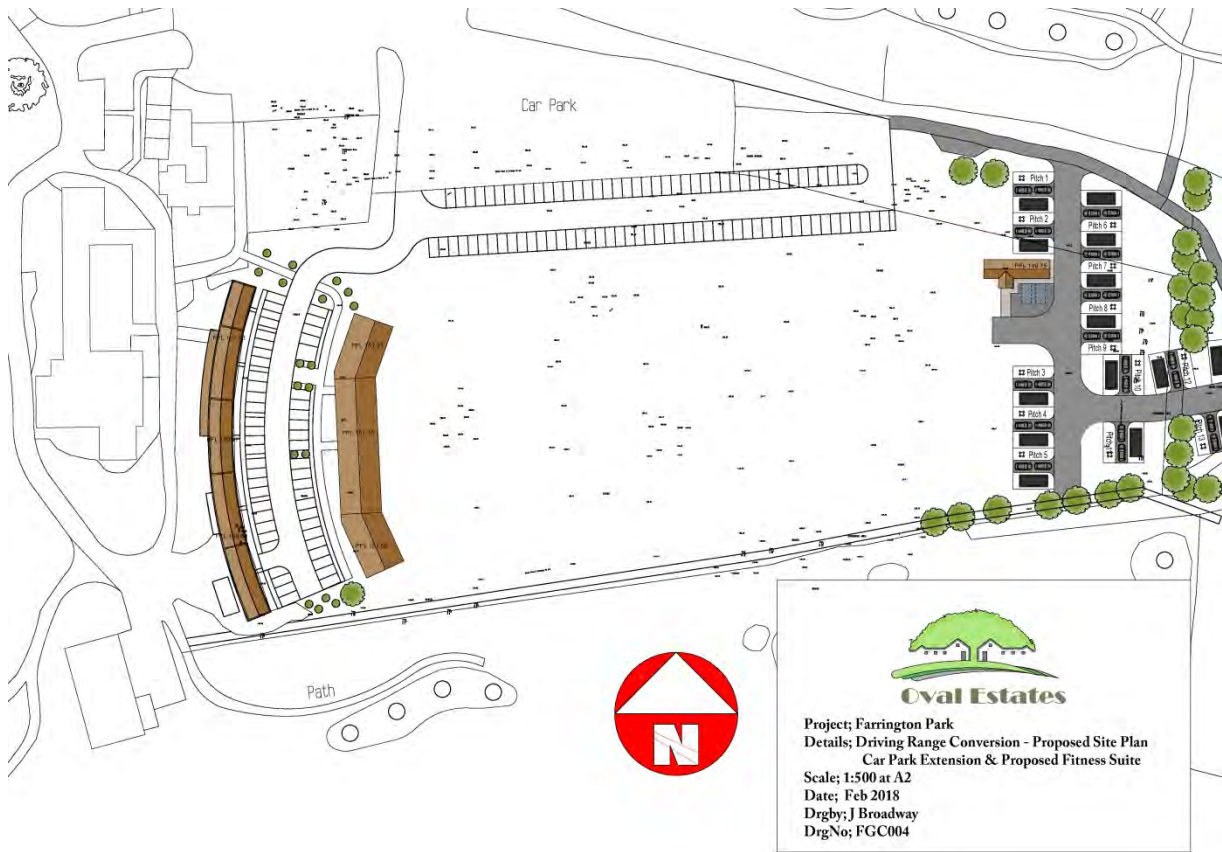
5.5 Having some accommodation on site will allow the golf club to ‘test the water’ for more accommodation in the future to allow the club to move on to offering golf breaks and holidays for the golfers in larger societies, with the lodges indicated on the master plan being the evolution of this ambition if the rooms being brought forward in this application prove to be successful.

5.6 These rooms will give an indication as to whether this would be a good direction for the club to move, although it is not expected to be a successful commercial function of the club on its own, but may indicate demand or otherwise?

5.7 All rooms will be en suite and the clubhouse kitchen will deal with all catering requirements for staying guests.

5.8 Car parking for the new accommodation will be located in part (East) of the new rooms for convenience as part of the car park enlargement element of this application.

5.9 Access to the new car parking area is via the access road from Marsh Lane and through the existing car park, as shown on the plan below.



5.10 Should the new accommodation rooms prove successful a further application would likely come forward for a number of lodges between the 14th hole on the 18 hole course and the new driving range.

5.11 In summary the conversion will blend with the other buildings and will appear as part of the mature building complex on the site.

6.0 Extension of the existing car park into the original driving range to accommodate an additional 140 spaces

6.1 As mentioned in the introduction to this section, the existing car park was designed to sit on available land rather than as a detailed calculation of likely traffic following the introduction of the gymnasium and the larger dining room, which have all had an impact on the originally envisaged parking requirements. Therefore, the current usage, which on occasions exceeds the available parking spaces, comes as no real surprise.

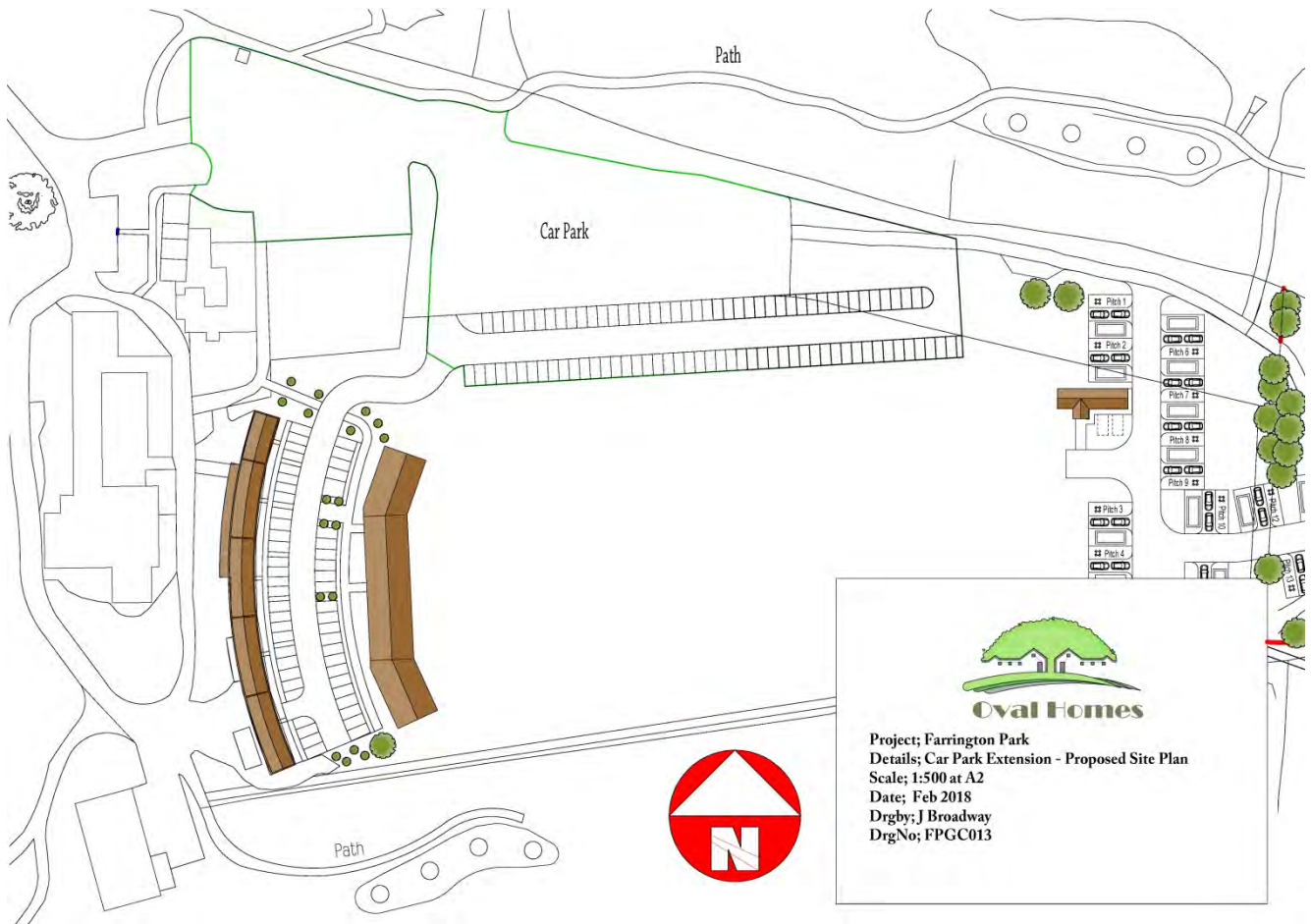


6.2 When a wedding and a popular members golf competition occur on the same day it can often see the car park full to excess and requiring up to another 100 spaces to cope with demand.

6.3 As the only option for extending the car park is to utilise the land adjacent on the existing driving range, it has been necessary to move the existing range to a new location.

6.4 This does however open up new possibilities for the remainder of the existing range in addition to extra car parking and the range building conversion.

6.5 These possibilities are still being explored by the club and may form the basis of a further future application.



6.6 The new car parking spaces have been located economically adjoining the existing car park, which is conveniently located for all the golf club's facilities.

6.7 The new spaces and access roads to the new parking spaces will be finished with porous paving and the road with porous tarmac to match existing.

6.8 The club will benefit from the additional spaces as on very busy days trade is lost as visitors are unable to park so they do not stay to enjoy the club's facilities.

6.9 In summary the additional spaces are needed to ensure all guests and members wishing to use the facilities have somewhere to park to then enjoy the sports and leisure facilities available or to attend a function or wedding on site.

6.10 a Transport Statement is provided with this application which concludes The provision of additional parking on site is required to accommodate the existing demand that is apparent over much of the summer months and at times during the winter. The addition of about 90 spaces for golfers and users of the gym will meet this existing under-provision.

7.0 Creation of new spa and 12 additional letting rooms

7.1 The gymnasium and associated facilities have gone from strength to strength over recent years and the facility continues to grow.



7.2 The next progression is the addition of a spa and treatment rooms to compliment the other facilities for “walk in” guests.

7.3 The proposed location of such a facility has been carefully considered and the area parallel to the current driving range was deemed to be the best location.

7.4 This area is in a position that that is hidden from any long or medium range views due to it being central to the site on the level plateau next to the other buildings on the site.

7.5 To further compliment the conversion of the existing driving range and to make the letting rooms on the site a viable business, a further 12 rooms have been incorporated into the proposed building to exactly reflect the length and arch of the existing driving range. (See plan below)

Proposed Spa and Accommodation



Floor Plans



Project: Farrington Park
Details: Proposed Spa and Accommodation
Scale: 1:100 at A1
Date: Feb 2018
Drgby: J Broadway
DrgNo: FPGC027
Revision - A

7.6 The design and materials would again reflect those used on the original driving range of the natural stone and a double roman concrete tiled roof.

7.7 This will make 22 rooms in all which will in the first instance be enough to give viability to this new venture that will allow golfers to come to Farrington Park for a weekend or week day break to enjoy the courses and facilities it has to offer.

7.8 The new building incorporating the new spa and 12 letting rooms together with a games room (table tennis and pool) will be of a single storey construction.

7.9 Both of these new facilities will add to the attraction of Farrington Park and help to create a viable and forward-thinking club.

7.10 As these facilities will likely create new demand, in addition to the general additional parking spaces a number (around 40 spaces) of extra parking spaces have been added to the immediate vicinity of the spa and letting rooms so users can park close to the facilities.

7.11 These new facilities will allow wedding guests where their wedding is hosted at Farrington Park to also stay the night after their event and to use the spa and treatment rooms to relax and enjoy the whole occasion.

7.12 The new facilities will also allow golfer to “stay and play” something that many successful Golf and Country Clubs are offering to attract new revenue streams.

7.13 The link through to the gymnasium is just a short walk through the new building and through the passage in the converted driving range so the gym and spa are well connected.



7.14 All in all this facility will add considerably to the attraction of Farrington Park to golfers and many more.

8.0 Three new golf holes beyond the 16 fairway on the land to the south

8.1 Farrington Park has had problems with drainage on the first 5 holes since the course was constructed in 1995 due to the under lying geology of clay subsoil.

8.2 This has caused the club to have to close these 5 holes on many occasion over the winter months effectively “short changing” members and guests who can only play 13 holes rather than 18.

8.3 The introduction of these 3 new holes and 2 new holes covered elsewhere in this design and access statement will address these short comings of the original layout.

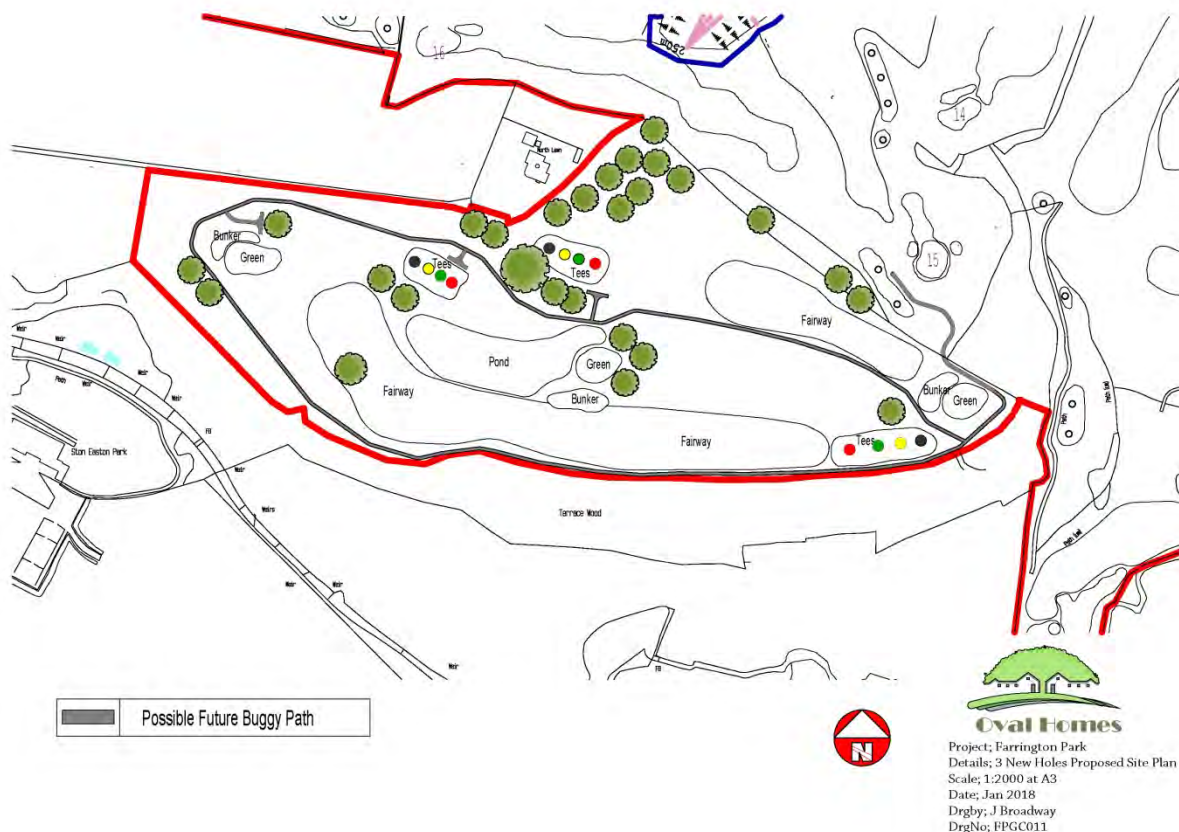
8.4 The proposed new holes are located in an area that is completely screened by woodland to the south and flanked by the 16 holes of the ‘Duchy’ 18 hole golf course to the North, therefore this is an ideal location for additional holes as they won’t be seen from any long or medium range views, other than by the property “North Lawn” that sits between the 16th hole and the proposed new holes.



8.5 One dwelling is close to the Farrington Park 16th hole and the site of the proposed new golf holes so the holes have been designed to avoid conflict with the dwelling by directing ball flight away from the property. Following the previous withdrawn application the holes have been redesigned to address the owners concerns.

8.6 The tees for new holes are also kept some distance from the house to avoid any noise disturbance. Also, the earth bunds shown on the drawings would be positioned to protect the property from excess potential noise from golf course. Also the applicant is prepared to erect a 2m high close boarded sound proof fence, if that is what the owners of North Lawn would prefer to see?

8.7 A par 5, a par 4 and a par 3 hole would be formed on this land as per the plan below.



8.8 Therefore with the other 2 new holes covered elsewhere in this statement the loss of the first five holes would see four par 4 holes and one par 3 holes removed and these would be replaced by 2 par 4's, 2 par 3's and 1 par 5.

So the overall par of the course overall would remain the same at 72 par.

8.9 The new holes would be flanked with some mounding to create definition between rough and fairways and additional tree planting would also be implemented in line with the submitted plans. The tree planting would generally be in line with the specimen species of trees planted in accordance with Humphry Repton's original design for the "North Park" area.

8.10 Some areas would generally be left wild to enhance habitat for wildlife and encourage biodiversity.

8.11 This course will incorporate drainage and irrigation to cope with the extreme of the British weather.

8.12 These improvements should guarantee members and guests year-round golf with the course only being closed during exceptional bad weather.

8.13 The revised layout as mentioned above will still provide an 18 hole par 72 course but one where the whole course takes advantage of the geology on the plateaus of lime stone with underlying brashy top soil which naturally drains very well indeed.

8.14 These improvements to the course are deemed very necessary to maintain membership and to attract visitors to the club all year round.

8.15 None the less the maintenance of this part of the course will be implemented strictly in accordance with guidance laid down by Historic England for the maintenance of historic parks. The construction also will follow guidance laid down by Historic England.

9.0 Conversion of first 5 holes of the “Duchy” (18 hole) course into a second par 3 - 9 hole course, making 18 holes of Par 3 golf.

9.1 The first 5 holes at Farrington Park have since first opening in 1995 suffered from drain issues due to the underlying clay geology.

9.2 This has been a major issue in winter time for keeping 18 holes open on the Duchy 18 hole championship course.

9.3 This will not be such an issue for the proposed use as this will be an extra facility as such, that will be closed as necessary to deal with the winter weather conditions.



9.4 The proposed new par 3, 9 hole course will offer 9 holes of par 3 golf over varying length holes from 90 to 210 yards making it challenging and interesting and allowing for most clubs in the bag to be used to negotiate this course.

9.5 During the summer months the course will double up with existing 9 hole par 3 course to make up the best 18 holes of par 3 golf in the area but in winter when the weather is wet or otherwise inclement this new 9 hole course will likely be closed and the existing course will be able to be played as a ‘standalone’ 9 hole course.

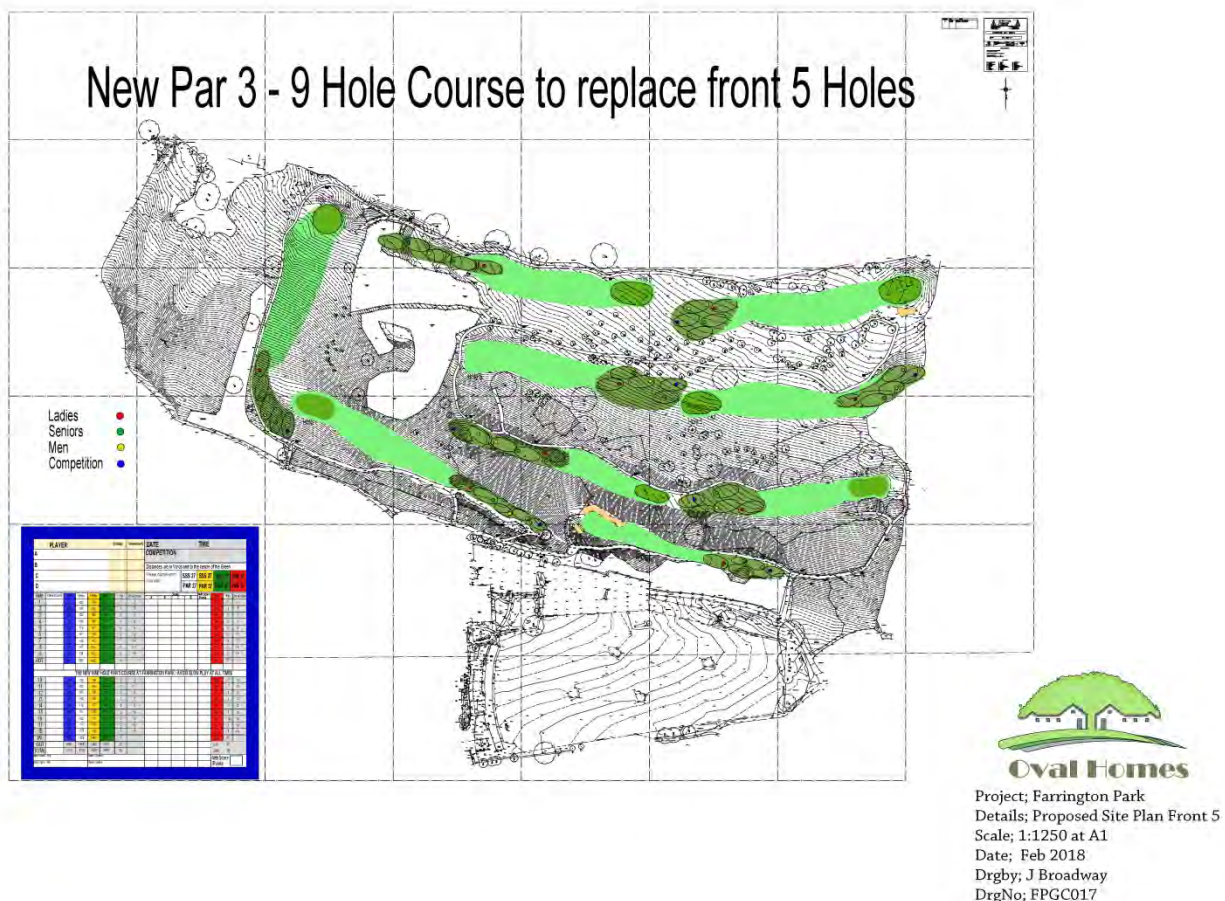
9.6 The 'Wee Wonders' who are some of the most talented youngsters in the region come to Farrington Park to play in regional tournaments on Farrington's impressive 9 hole course, so the proposed opening of a second 9 hole course may even see the finals of tomorrow's top professional golfers being held at Farrington Park.

9.7 The adjustments to these holes to create a 9-hole course are not significant and only involve the introductions of 4 new greens and tees.

9.8 By splitting the par 4's into two on the 1st, 2nd, 3rd and 4th holes an additional 4 holes will be created, with some mounding to form tees and greens and some mounding to protect either tees or greens is also necessary to the success of the design.

9.9 The existing holes (par 4) vary from 420 to 336 yards so by splitting these some very good par 3 holes can be created.

9.10 The plan below shows the layout of the new par 3 - 9 hole course



9.11 The course otherwise is unaffected and the wildlife habitats created when the course was constructed will continue to flourish.

9.12 The introduction of this new 9-hole course will allow Farrington Park to offer 18 holes on its championship length par 72 course and 18 holes on its executive par 3 course which will make it unrivalled in terms of these unique facilities in the South West region.

10.0 Touring Caravan Park

10.1 The touring caravan park proposed in the previous application has been moved to make it virtually invisible from anywhere other than within the park itself.



10.2 A bund is proposed to protect it from views from the west from the golf club. However security cameras would be installed to maintain a safe and secure environment for the caravan park users. These would be monitored by clubhouse staff and office staff.

10.3 Concerns were raised about the increased traffic and the length/size of vehicles using the Marsh Lane approach road, but many vehicles serving the club which would be at least as regular as cars towing caravans manage to negotiate Marsh Lane successfully without causing highway safety issues or delays to traffic, so it is inconceivable that the introduction of the caravan park would cause issues on Marsh Lane. A traffic survey has been carried out and a traffic statement prepared which does not consider there will be unacceptable conflict with passing caravans or other traffic or with the few residents that live on Marsh Lane.

10.4 Marsh Lane is around 4.1m wide at its pinch part which still allows two cars travelling in opposite directions to pass each other. Generally the lane is wider, up to 5.6m in places and even over 6m at the point where it reaches the A362.

10.5 The caravan park will allow golfers and others on a tighter budget to come and stay at Farrington Park and enjoy the facility and site comfortably with the extra use of the clubs bar and restaurant facility that it will provide.

10.6 The new proposed position has been chosen to deal with criticism from objectors about the previous location which may have been seen from Farrington Gurney. Now no views will be seen from long or medium range, of the caravan park.

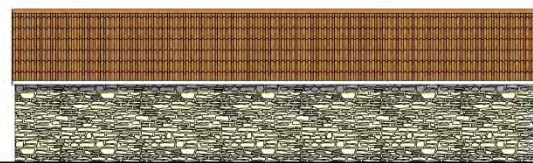
10.7 Also objectors suggested caravan park users might stray onto nearby farm land but there is no evidence to support such a concern and signage would be erected in the caravan park to prevent such trespass.

10.8 This facility will provide a very modest increase in traffic but provide a useful additional income system and complimenting facility to make use of the clubs other facilities (bar & restaurant etc.)

Touring Caravan Shower Block



Front Elevation



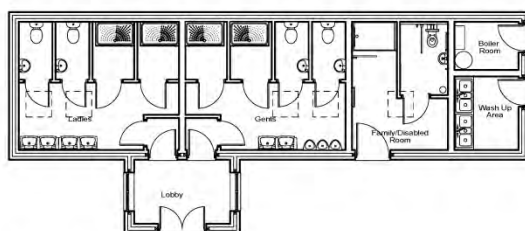
Rear Elevation



Side Elevation



Side Elevation



Floor Plans



Oval Homes
Project; Farrington Park
Details; Touring Caravan Shower Block
Scale; 1:100 at A3
Date; Feb 2018
Drgby; J Broadway
DrgNo; FPG035

11.0 Landscape historic significance and protection

11.1 Part of the current golf course at Farrington Park, holes; 7,8,6,9, 17 and 18 are part of the historic parks and garden lands of the grade i listed building, Ston Easton Park.

11.2 The land along with other land surrounding Ston Easton Park is also grade ii listed as “Parks and garden” and is of importance to the heritage asset.

11.3 The 5 new holes proposed to replace holes 1-5 on the 18-hole course are also within the grade ii listed Parkland and gardens zoning.

11.4 Historic England provide guidance on the formation of golf courses within the grounds or within land covered by the original heritage asset, which will be covered in detail later in this section.

11.5 Historic England document makes mention that numerous heritage buildings have golf courses with their grounds and that if done well the golf course can blend with the surrounding land and avoid a negative impact on the heritage asset and its surrounding parks and gardens.

11.6 Limiting the number of bunkers, for example and retaining the general form and contours of the land rather than totally reshaping them can also contribute positively to a good design that preserves the character of the heritage asset.

11.7 In some cases allowing sheep to graze the course as well as the surrounding land has the impact of retaining the familiar character and appearance of the golf course to that of the surrounding land.

11.8 It is important to note that the current owner of Farrington Park was not the owner at the time the golf course was first built and should not be held accountable as Natural England seems to be suggesting in their objection for a significant change in the natural levels that occurred during construction.

11.9 Indeed the current owner spent a great deal of time and money reaching an acceptable compromise with the Council regarding the levels around the 7th green.

11.10 The proposals for the new 5 holes would certainly not include any features such as this mound and the general contours and swells that currently exist would generally be maintained albeit drainage and irrigation and course construction to promote good natural drainage to a pond or source of retaining the rain water for re-use would need to be installed.

11.11 Work to form tees and green and ponds would also be necessary, but this would be done with maintaining the current general contours in mind.

11.12 The Historic England document; Golf in Historic Parks and Landscapes (revised June 2012) sets out 10 key aspects of golf course design in the historic environment, they cover;

1 Course layout and density

2 Landform

3 Buildings, Car parks and Circulation

4 Trees and new planting

5 Furniture, Paths and Lighting

6 Bunkers

7 Grass level management

8 Water bodies and irrigation

9 Landscape management and maintenance

10 The wider historic landscape character

11.13 of the above 1, 2,3,4,5,6,7,8, and 10 apply to this case and have been carefully considered.

11.14 In addition the Historic England document lists information likely to be required for a full planning application for a major golf development, although this application is merely a modification to a major golf development, these guidelines have been followed therefore included within the application; the following information has been submitted;

- 1) A plan showing the site, its extent and its context.
- 2) Details of the listing i.e. listed building grade 1, listed park and contours grade ii.
- 3) Map of designated conservation area -historic park and gardens.
- 4) Photographs of the site cross referred to a plan.
- 5) A report demonstrating an understanding of the historical park and gardens, options for mitigation and landscape management are included in this Heritage Value and Impact Assessment Report.
- 6) Assessment of proposed works on the heritage asset (where required).
- 7) Statement of justification explaining why the works are desirable or necessary.
- 8) Master plan showing the proposed development within the context of any longer-term plans of the site owner.
- 9) Measured drawings and photographs of the existing and proposed site as a whole.
- 10) A plan showing the historic site and the whole golf course.
- 11) Plan showing the analysis of the wider historic landscape even outside of the registered park boundary.
- 12) A plan showing existing and proposed levels
- 13) Ground modelling for tees and greens and fairways and details of associated ground works.
- 14) Significant views and vistas and proposed changes to them.
- 15) Routes – buggy paths
- 16) Water features and water storage
- 17) New planting – species, positions, size and methods of protection.
- 18) Existing tree protection
- 19) Grass design - identifying species, establishment methods, and management regimes.
- 20) Proposed management of water - extent of irrigation, method of water storage etc.
- 21) Golf course signs
- 22) Landscape maintenance plans outlining future maintenance of site in line with the policies in the Heritage Value and Impact Assessment Report.

11.15 The above guidance has been considered in as much as the proposals within this application are relevant to the advice given and the requirements for information to be submitted as part of a planning application, as for example there are no buildings, car parks or roads proposed on the historic park land within this application.

11.16 In terms of the design guidance and the 10 key aspects of Golf Club Design the first key feature is concerned with course layout and density.

The layout density of the 5 holes in this application has been carefully considered in order to respect the land form and blend into the countryside. The holes in the North West part of the site adjacent to the A37/A39 occupy only a relatively small part of this field with a considerable amount of the land being available as "rough" for the benefit of wildlife habit. The tees, greens and fairway represent around 30% of the overall land parcel area.

11.17 The land south of the existing 16th fairway is outside of any views or vistas from the heritage asset but has none the less been considered in line with the Historic England guidance with the holes on this land including; tees, greens and fairways represents around 35% of the overall land area with the balancing 65% being made up of rough and wet land habit for the benefit of wildlife and ecological improvement.

11.18 In conclusion the density and design of the new 5 holes is appropriate in terms of the guidance laid down by Historic England.

11.19 In terms of the guidance on land form, apart from some modest swells the low of the holes on this land will aid minimising impact on the Heritage asset. There will only be modest change to Fairways and rough areas and some construction makeup for both tees and greens so the land form in terms of contours and appearance will see little change. Thus, addressing the guidance laid down by Historic England.

11.20 There are no buildings, car parks or circulation areas with these proposals that affect the heritage asset or the grade ii listed park and gardens.

11.21 There is limited new planting proposed with only a new copse on the East side of North Lawn to act as protection from golf balls entering the property from the existing 16th tee. The trees in this location will be native species and will be planted in accordance with advice and good practise for tree planting of this type.

11.22 Only a buggy path is proposed for the 5 new holes and no other building, car parking or circulation will take place within the land zoned as grade ii listed park and gardens. The buggy path will be constructed in line with advice set out by Historic England.

11.23 Bunkers for the new 5 holes will be limited in number and kept relatively small; advice by Historic England will be followed for the construction of bunkers.

11.24 Grass land and course management generally will be carried out in line with the course management statement included separately with this application.

11.25 Water bodies and water storage on the course generally is centred around the 7th, 8th and 17th holes which are all within the heritage grade ii listed zoning for parks and gardens.

There are 2 existing ponds/wetland areas on the land close to the A37/A39 which will be improved in terms of their wildlife and landscape contribution and one new pond/wetland area is proposed at the land south of the existing 16th fairway. This will take the form of a relatively small pond with an extended wetland area around it and will be used to drain the course and provide interest to the centre section between the 13th and 14th holes on the new layout.

11.26 Landscape management and course management generally are covered in a separate document attached to this application.

11.27 The current owner of Farrington Park Golf Club is very aware of the importance of the heritage asset that is Ston Easton Park and its extensive parkland and gardens, which affects and impacts on the existing golf course as well as the proposed new holes. The current owner spent a considerable amount of time and money and negotiated with the council and other interested parties to reach agreement over treatment of the mound that had been formed on the seventh hole. The current owner sees himself as responsible and concerned that his stewardship of this site and its importance to the heritage asset of Ston Easton Park and its grade ii listed park and garden land, at the very least preserves the asset and hopefully improves some features through careful and thoughtful design and management of the existing and proposed golf course.

11.28 As for the guidance concerning what should accompany a planning application the applicant has submitted the following information with this application;

11.29 see below;

- 1) A plan showing the site, its extent and its context has been included with this application.
- 2) Details of the listing of the grade i Heritage asset and the grade ii listed parks and garden have been included in this application.
- 3) A map of the area identifying the historic heritage asset and its parks and gardens has been included within the information submitted with this application.
- 4) Photographs and plans of the site have been included in this application and have been cross referenced to the site plan.
- 5) A conservation/landscape management plan has been included separately and is attached to this application.
- 6) An assessment of the proposed works is included within this section of the design and access statement.
- 7) A statement of why the works are desirable and necessary is included within this design and access statement.
- 8) A master plan showing the context of these proposals within site of the heritage asset is included within this application.
- 9) Measured drawing showing existing and proposed levels with photographs is included within this application.
- 10) a plan showing the historic site and the whole of the golf course has been included in this application.
- 11) A plan showing an analysis of the wider historic context even outside of the historic park has been included with this application.
- 12) Plans showing existing and proposed levels have been included within this application.
- 13) Ground modelling works for tees, greens and fairways can be identified by comparing existing and proposed level drawings.
- 14) There will be no changes to significant views and vistas from the heritage asset or to the heritage asset.
- 15) The route of a possible future buggy path has been shown on a drawing within the application pack.
- 16) Details of water features have been set out in this statement and shown on the proposed and (where applicable) on existing drawings.
- 17) Details of new planting have been shown on the plans attached to this application. This includes; grass, shrubs, trees etc.

18) Details of tree protection are set out in the tree survey that accompanies this application.

19) Grass species has been identified on plans accompanying this application.

20) A landscape management plan which covers all aspects of landscape management including water and irrigation is included as part of this application.

21) Golf course signage within the grade ii listed park and garden lands will be kept to a minimum with only signs on tees to give details of the 5 holes (length, stroke index etc) and safety signage to warn golfers of particular hazards or other safety issues.

22) The landscape maintenance statement is attached as part of this application.

11.30 Therefore all aspects of the required information that Historic England say should be included as part of a full planning application has been included as part of this application.

11.31 All aspects of the Historic England golf course design advice, including the 10 identified key features have been considered and applied as appropriate to this application.

12.0 Conclusions and Application Summary

12.1 This application has come about as part of a master plan for Farrington Park.

Some of the elements of this master plan require the acquisition of additional land to bring about that development, but most the elements of this application as 'step 1' of implementing the master plan are on land within Farrington Park's ownership and control, except the 3 new holes south of the 16th Fairway, where the land acquisition has been negotiated on a subject to planning basis.

12.2 Therefore almost all of the above areas of development in sections 2 to 9 can and will go ahead if planning permission is granted.

12.3 All of the development proposals in this application are intended to improve the facility and open up new opportunities for Farrington Park, in order to maintain and enhance the club's viability and the user's enjoyment.

12.4 The design of all building works on the course, new holes, new course and new driving range have been prepared sympathetically to their setting and will not stand out or appear incongruous, especially those works within the grade 11 listed parkland.

12.5 All building designs and materials have been designed to blend and not stand out.

12.6 The impact on neighbours is in the applicants opinion negligible, with only the dwelling beyond the 16th fairway and the former Country Ways Hotel being affected at all, where concerns have been generally considered and the design modified to reduce impact on these neighbours to a level that we regard as negligible in terms of safety, overlooking, noise and disturbance. (Modified further to address concerns in this re-submission).

12.7 Access to Farrington Park is via Marsh Lane and Marsh Lane accesses onto the A367, Farrington Road which meets the A37 around 300 yards to the South West of Marsh Lane junction. Therefore, access to the site is very good and there are no problems that we are aware of that may occur as a consequence of the traffic using Farrington Park. A traffic statement accompanies this re-submission.

12.8 The mass and scale of the proposed development is both appropriate and inconspicuous and will blend seamlessly with the rest of the development on site.

12.9 The additional facilities will improve and enhance the viability and the customer benefit that Farrington Park has to offer its guests and members.

12.10 The new accommodation introducing 22 letting rooms is seen as a very significant complimenting addition to what Farrington Park has to offer its customers, at a time when golf is said to be declining with some golf courses closing due to viability issues it is important for forward thinking clubs to move into areas that give an opportunity to bring in new income streams that allows them to flourish and sustain themselves in a difficult market.

12.11 The new proposed letting rooms will give capacity for Farrington Park to offer golf breaks "stay and play" which opens a market untapped by local golf clubs.

12.12 The beauty of the siting and the systematic conversion into the golf clubhouse, gymnasium and other facility at Farrington Park from the farm house and farm buildings that existed in the early 1990's has made it a top venue for weddings, engagement parties, anniversaries and other special occasions. The addition of the ability to stay the night after the party or celebration will be most welcome to many guests and will indeed enhance and increase bookings for such functions.

12.13 The proposed new spa will complement the gymnasium and associated facilities and will provide for the strengthening of membership in this regard. In addition, for staying guests it will offer the ability for further relaxation during their stay, with treatments or use of the pools, sauna or steam room to enhance their visit and make it memorable.

12.14 Both the letting rooms and the new spa will complement each other.

12.15 The academy course will help to strengthen the ever growing youth section of the golf club by allowing beginners and intermediate young golfers from age 3 or 4 to experience playing the game after their introductory lessons on how to play.

12.16 This small but invaluable facility will enhance the entrance drive to Farrington Park and make an otherwise burden for the green keepers into an asset for the club and its youth policy.

12.17 The new driving range which is born as much out of necessity to increase parking provision on the site, as it is to improve the driving range facilities which will improve the complex as a whole. The new high-level grass bays for summer use will be a welcome addition for members and guests alike. While the covered bays will provide all year-round drive range facilities.

12.18 The design of the range will see balls generally finding their way towards the middle section of the range due to the slopes central from the boundary bunds to cause the balls to roll towards the centre.

12.19 Some strategic tree planting should avoid the need for nets around the perimeter (other than a small net at the southern end for safety purposes) and keep the range looking very natural. Lighting would be buried in the range itself directed upward and back toward the range structure to avoid shining light towards the dwelling beyond the 16th fairway.

12.20 The car park extension is also a key part of the development as the parking capacity is often at its maximum so the new spaces will allow the club to continue to grow and flourish.

12.21 In addition the new facilities will create additional customers who will benefit and utilise the additional spaces created.

12.22 The total of 5 new holes (2 west of the 7th fairway & 3 south of the 16th Fairway) will improve the 18 hole Duchy course in a number of ways but perhaps the most important is that 18 holes will be capable of remaining open all year round.

The new holes will add much character to the course with 2 new holes over water (ponds in front of the greens at both holes beyond the 7th fairway) and several holes along next to historic woodlands.

12.23 With some bunding and shaping these greens will create 5 superb holes to replace the current first 5 holes with their drainage problems, which will undoubtedly benefit the course as a whole. The scorecard based on the new layout is pictured below;



FARRINGTON PARK
- ESTABLISHED 1989 -

Player						HANDICAP	STROKES	DATE	TIME					
A								COMPETITION						
B														
C														
D														
		INDICATE WHICH TEE WAS USED	SSS 71 PAR 71	SSS 71 PAR 72	SSS 69 PAR 72	SSS 67 PAR 71								
HOLE	MARKERS SCORE	WHITE	YELLOW	GREEN	PAR	STROKES SCORE	SCORE				NET SCORE /POINTS	PAR	STROKE DIFF	
							A	B	C	D				
1		504	468	401	5/4	1						363	5	17
2		314	297	291	4	15						278	4	15
3		131	125	120	3	11						118	3	11
4		465	425	386	4	3						269	4	3
5		195	178	161	3	9						144	3	9
6		557	545	530	5	7						504	5	7
7		178	163	148	3	1						179	3	1
8		511	496	479	5	5						451	5	5
9		282	272	262	4	13						251	4	13
OUT		3137			35/33								36	
10		601	556	511	5	14						465	5	14
11		314	302	290	4	12						278	4	12
12		169	151	133	3	4						118	3	4
13		518	503	488	5	6						468	5	6
14		150	140	131	3	16						122	4	16
15		317	306	296	4	2						284	3	2
16		396	378	361	4	18						342	4	18
17		378	363	342	4	10						328	4	10
18		459	433	404	4	8						361	5	8
IN		3302	3135	2953	36							2776	37	
OUT		3137	2969	2776	35/33							2655	36	
TOTAL		6439	6104	5729	72/71							5431	73	
MARKERS NAME - PRINT						MARKERS SIGNATURE						NET SCORE / POINTS		
PLAYERS NAME - PRINT						PLAYERS SIGNATURE								

12.24 These improvements to this facility are seen by the company as essential for the clubs longer term goals and the addition of a further 18 hole course subject to land acquisition and the addition of a number of lodges to accommodate additional staying guests are considered to be still a part of the master plan that may come forward in the future.

12.25 Farrington Park would respectfully ask the Council and its members to support these proposals to allow Farrington Park to maintain its customers and become the best facilities for golfers young and old in the area and for wedding guest and others celebrating other occasions to have the capacity to stay and have a relaxed and enjoyable event.

Appendix D

Stakeholder Consultation

Case Officer	Mr John Shaw
Application Number	2018/0577/FUL
Site	Farrington Golf Club Marsh Lane Ston Easton Wells BS39 6TS
Date Received	9th March 2018
Applicant/ Organisation	Jon Cowgill Farrington Park
Application Type	Full Application
Proposal	Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description)
Ward	Chewton Mendip And Ston Easton
Parish	Ston Easton Parish Council

Referral to Ward Member/Chair and Vice Chair: Not required as the Parish view does not differ from the recommendation of the Planning Officer.

Description of Site, Proposal and Constraints:

The application relates to Farrington Golf Club approximately 500m south of Farrington Gurney and accessed via Marsh Lane, a highway which falls within the district of Bath and North East Somerset. The site is in close proximity to the A37 to the west; the village of Ston Easton is set to the south west and Clapton is located to the south east. The proposal is for the creation of a new academy course, new driving range, two new golf holes to the north-west, the conversion of existing front 5 holes to a 9 hole course, new spa and accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension.

The current site consists of an 18 holes championship length golf course and a 9 hole par 3 golf course with driving range, practice area, clubhouse, health and gymnasium suite, restaurant and bar, conference and meeting room facilities with car parking. The site is at the very edge of the district, outside of development limits. The majority of the site is located in Flood Zone 1 with a very minor part, outside the development area, in Flood Zones 2 and 3. Public Footpaths cross the site (public footpath CL 19/3, 19/12, 19/4, 19/6 & 19/5). A small portion of the site falls within the Coal Development High Risk Area. Ancient Woodland and Woodland TPO's border the site to the north east while Ancient Woodland trees (Ston Easton Park Copse) are also sited to the south. Part of the existing course is constructed on land that forms part of the Grade II listed parkland and gardens of the Grade I listed Ston Easton Park which is to the south of the course.

During the course of the application, the scale of the development has been reduced with key changes being the complete removal of three new holes which were

proposed for land making up the 3 holes South of the 16th Fairway; the withdrawal of the proposed lighting of the driving range air space; the movement of the proposed driving range further to north; the layout of two holes to the north west changed to allow for Historic Tree Planting as described in a new Heritage Statement.

Relevant History:

102666/003 - Conversion Of Outbuildings And Barns To Golf Clubhouse And Associated Facilities; Construction Of Golf Course On Surrounding Land As Amended By Drawing 899 8/01a And 8998/03 received 24.1.90; Letter And Drawing No.8998/07a received 23.3.90; Letter And Drawing No.8998/14a received 31.7.90. (Approved: 27.02.1990)

102666/005 - Landscaping Details For Conversion Of Farm To Golf Course, As Amended By Drawings Received 8.11.90. (Approval: 23.01.1991)

102666/006 - Conversion of Farm To Golf Course. Reserved Matters Of Design And External Appearance, As Amended By Letter And Drawings 8988. A1-2 And L1.1-2 Received 12.11.90 (Approved 13.11.1990)

102666/007 - Proposed Flood Lighting To Golf Driving Range (Approved 16.07.1991)

102666/008 - Ten Narrow Beam Floodlights On Roof Of Golf Driving Range Building (09.09.1993)

102666/011 - Outline Application For Golfing Holiday Village & Associated Facilities (Refused: 22.05.1998)

102666/015 - Single storey extensions to form new pitched roof health suite and flat roof fitness studio as amplified by additional plans rec'd 14/9/01 and letter dated 27th September, 2001(CAT A) (Approved: 01.10.2001)

2010/2068 - Alterations & extensions to provide improvements to restaurant, storage, circulation areas & toilets. (Approved: 12.11.2010).

2017/2765/FUL - Proposed works to a golf club including new academy Course, new driving range, two new golf holes to North-West, three New Golf Holes to South, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Withdrawn: 30.01.2018)

Summary of Ward Councillor comments, Town/Parish Council comments, representations and consultee comments (comments below are following latest revisions to the application):

Ward Member: No comments received

Parish Council: Approval following receipt of amended plans

There were four members of the Council present and they voted 3 to 1 to recommend approval of the amended plans.

Bath and North East Somerset Council (BANES – adjoining LPA):

Given the types of activity within the expanded golf course site, it is not expected that there would be significant traffic increases within the traditional peak traffic periods.

Our concern only relates to potential overspill parking that could affect the operation of Marsh Lane, and having reviewed the analysis this does not seem likely to occur in any of the development scenarios.

Conservation Officer: No Objection subject to conditions.

It is considered that the proposals would cause a degree of 'less than substantial' harm to the RPG, however, this harm would be offset by the proposed mitigation measures which would bring sufficient heritage benefit to the scheme.

Historic England: No Objection but concerns relating to the proposed were expressed

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 and 193 -194 of the NPPF. We recommend that your authority consult with your specialist conservation and archaeological advisors and are guided by their advice regarding the need for further information or assessment prior to making your determination in line with paragraph 190, 194 and 196 of the NPPF.

MDC Drainage Engineer: No objection, subject to a condition which requires the provision of further detailed information on the surface water drainage proposals.

Environmental Protection Team: No Objection subject to the use of a Construction Management Plan condition.

Designing Out Crime Officer: No Objection subject to following comments:

- Please ensure that there are lockable cabinets available for the security of valuable items*
- Please ensure that the narrow passageway is well lit with dusk to dawn low level lighting*

The Coal Authority: No Objection (informative recommended)

Whilst there is a very small area of recorded mining within the application site, the areas where the new built development is proposed falls outside the defined Development High Risk Area. Therefore we do not consider that a Coal Mining Risk Assessment is necessary for this proposal and do not object to this planning application.

The Gardens Trust: No Objection

Since our original response of 6th May 2018 the applicant has commissioned a new Heritage Impact Assessment (HIA). It clearly sets out the impact of the proposed development within the RPG and its setting and provides the clarity and academic rigour missing from the original documentation. Kim Auston's detailed study into Repton's involvement at Ston Easton shows conclusively that the South Park is the area of greatest significance and sensitivity and that the proposed development within the North Park will not have the detrimental impact which we had been previously concerned about. The GT/SGT are also happy to see very sensible proposals for mitigation and restoration outlined in the HIA (Section 8). These

encompass replanting of significant trees, management and restoration of the original field boundaries with successional trees etc, removal of scrub, regrading of previously excavated material, and the treatment of areas not within the golf course as managed hay meadows. We are also encouraged to note that the proposals include the commissioning of a management plan.

Natural England: *Natural England has no comments to make on this application.*

SCC Ecology: No Objection subject to use of recommended conditions - *Licence*

SCC Right of Way Officer: No Objection (Informatives recommended)

Sports England: No Objection

SCC Highways: No Objection subject to conditions

It is clear that the proposed development will not have a detrimental impact on the local highway network at peak periods nor give rise to any highway safety concerns.

SCC Archaeology: No Objection

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

Local Representations:

Farrington Gurney Parish Council expressed concerns relating to the increase in traffic on Marsh Lane during the construction period.

5 letters of objection were received from neighbours, with the objections summarised as follows:

- Overlooking
- Drainage Impact on Country Ways Hotel
- Increase in traffic generation from Marsh Lane
- Poor access to the site via Marsh Lane which would be worsened by the use of the highway by touring caravans.
- Light and Noise Pollution
- Harmful Ecological Impact
- Increase in trespassing
- Prejudice nearby agricultural farming operations
- Concerns relating to management of waste which would be associated with the development
- Risk to human safety due to the extension of the golf course
- Harmful Impact on Historic Park and Gardens

A further concern relating to the potential lack of supervision of children using the facilities is not regarded to be a material planning consideration.

Full details of all consultation responses can be found on the Council's website www.mendip.gov.uk

Summary of all planning policies and legislation relevant to the proposal:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the

development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Somerset Waste Core Strategy (adopted February 2013)

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CP1 – Mendip Spatial Strategy
- CP3 - Business Development and Growth
- CP4 - Sustaining Rural Communities

- DP1 - Local Identity and Distinctiveness
- DP3 – Heritage and Conservation
- DP4 - Mendip's Landscapes
- DP5 - Biodiversity and Ecological Networks
- DP7 - Design and Amenity
- DP8 - Environmental Protection
- DP9 - Transport Impact of New Development
- DP10 - Parking Standards
- DP23 - Managing Flood Risk

Other possible Relevant Considerations (without limitation):

- National Planning Policy Framework
- National Planning Practice Guidance
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice (June 2017)

Assessment of relevant issues:

Principle of the Use:

Although the site is outside of development limits, the proposed new buildings and works would serve as an overall small addition to the existing golf course and associated facilities. The proposal would see the expansion of the golf course to serve a variety of existing and new customers, spa facilities, 22 rooms to let, touring caravan pitches all of which would encourage and facilitate overnight stays at the site which are not currently possible and consequently improving the offer of the site for tourism. The increase in built form would be set on a plateau to the centre of the site near existing built form. These additions would encourage a diverse, robust, thriving and resilient local economy and enable the establishment, expansion and diversification of the business in a manner and of a scale which would be appropriate to the location. Therefore, it is considered that the proposal would accord with CP1, CP3 and CP4 and so is in principle acceptable.

Design of the Development and Impact on the Surrounding Area and Heritage Asset:

Summary of the Development Plan and other material considerations

Policy DP1 of the Mendip District Local Plan 2006-2029 states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Policy DP7 states the Local Planning Authority will support high quality design which results in useable, durable, adaptable, sustainable and attractive places.

Policy DP3 of the adopted Local Plan Part 1 takes a similar approach as the NPPF insofar as it requires proposals to justify any harm to a heritage asset and demonstrate the overriding public benefits which would outweigh the damage to that asset or its setting. DP3 says that the greater the harm to the significance of the heritage asset, the greater justification and public benefit that will be required before the application could gain support.

The NPPF deals with determining applications that affect heritage assets in paragraphs 189 - 202. Paragraph 193 sets out 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. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Significance is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting; the setting of a designated heritage asset is defined in the Framework as the surroundings in which a heritage asset is experienced.

Description of the Grade II Registered Park and Garden, adjacent listed buildings and scheduled monument

The site is partly within a Grade II Registered Park and Garden (Ston Easton Park) and is adjacent to a number of listed buildings (Ston Easton Park (Grade I), Ornamental Bridge in Pleasure Grounds (Grade II), Ornamental Bridge to Kitchen Gardens (Grade II), Stables to Ston Easton Park (Grade II*) and a scheduled monument (Bowl barrow 110m to north east of Home Farm Cottage).

The Registered Park and Garden dates from the late 18th and early 19th centuries and was designed by Humphry Repton, a notable landscape architect who is said to link the landscape design of the eighteenth century with the later gardenesque movement of the early Victorian years.

The park envisaged by Repton was primarily designed to enhance the presence of the house (Ston Easton Park) within its setting and to achieve a clear contextual relationship between the house and associated outbuildings, pleasure gardens and surrounding parkland.

The park has undergone change in the 1990s through the construction of a golf course which has notably diluted the architectural/design value of the asset.

Ston Easton Park dates from the early to mid-18th century and began as a rebuild of a Tudor or earlier manor house. The park forms the immediate setting for this Grade

I listed building and is an integral part of its design. Both assets have a collective group value along with the stables and two ornamental bridges.

A bowl barrow lies to the north west of Stone Easton Park, 110m north east of Home Farm. It is a well preserved example of its class and archaeological remains will survive providing information about Bronze Age beliefs, economy and environment.

Although no longer visible on the surface, a ditch surrounds the mound and survives as a buried feature approximately 3m wide.

Assessment of design of the proposals and impact on the Grade II Registered Park and Garden, adjacent listed buildings and scheduled monument and the character of the wider area

The proposed addition of two holes to the north west of the site would fall within the Grade II Registered Park and Garden (RPG). The Heritage Impact Assessment written by K. Auston, July 2018 makes clear that the RPG was split into two parts, with the focus of the landscape architect, Repton, centred on the South Plain to the south of Ston Easton House where the approach to the building is located; the North Plain which includes the application site for the two new holes, had few of Repton's original proposals implemented. Mapping evidence provided as part of the assessment strongly suggests that the North Plain was outside of the core area of the designed landscape and if a park ever did come to fruition it would have been very short lived. Today, the Upper North Land is subject to extensive development of shrub. In relation to the proposed driving range, the Heritage Impact Assessment acknowledges that "the pattern of field parcels between the proposed ground and the heritage assets has changed little in more than 200 years" and "have been successfully incorporated into the golf course design".

As part of the Heritage Statement referred to above which directly informed the Landscape and Visual Assessment Impact Assessment, proposed mitigation strategies have been recommended and reviewed by the council Conservation Officer. The 2 new holes would invariably alter the historic physical form and would erode the character of the RPG through the introduction of tees, greens, and pathways. However, the removal of the bunkers from the proposed design and the heritage benefits gained through the proposed mitigation including replanting of significant trees, management and restoration of the original field boundaries with successional trees, removal of scrub, regrading of previously excavated material, and the treatment of areas not within the golf course as managed hay meadows would represent public benefits which would outweigh the harm. The use of a site-wide Landscape and Ecological Management Plan would secure these benefits and would be secured by condition. In regards to the new driving range, the Heritage Statement and Landscape Visual Impact states that the historic hedgerow boundaries between the driving range and Ston Easton House would be retained and which would have the additional benefit of screening the new driving range from the heritage assets to the south west. These hedgerows would also be managed by the Landscape and Ecological Management Plan.

It is also considered that the removal of the 3 additional holes to the south west has removed the harm caused to the significance of Ston Easton Park (the house) and associated outbuildings/garden structures, and the Bowl Barrow (a scheduled monument). Ston Easton House is set against a wooded backdrop which effectively

screens any views from the house and its grounds towards the southern fringes of the golf course. There is a bund with planting that runs east-west along the southern boundary of the golf course. The distance of both the two new holes and new driving range combined with the heavily screened nature of the landscape to the north of Ston Easton Park and associated outbuildings/garden structures ensures there would be no undue harm on the significance of these heritage assets. The Bowl Burrow is located further south on the far western side of the registered park and more than half a kilometre from the proposed 2 new holes.

The other facets of the overarching proposals are regarded to not cause harm to the value of the heritage assets or the character of the wider area. The academy course would be set below the plateau to the north west of the site and with the thick woods to the west would have little wider visibility. This area has been maintained along with the golf courses, with the grass cut short; the introduction of 5 new small holes in this area is therefore not considered to represent a harmful change to the character of the site or wider area.

The alteration to the existing driving range building to create letting rooms, the construction of a new spa with accommodation, car park and caravan pitches would not be deemed individually and cumulatively to cause undue harm to the character of the site and the wider area. These elements would be set to the eastern side of the site on a plateau and would integrate with the existing clubhouse and car park. Though the structural changes to the driving range would mean it would go beyond conversion, it is accepted that by working with the height and footprint of the building and use of materials to match the nearby existing buildings that it would not become unduly prominent. The spa and accommodation building would be single storey, set close to the adapted driving range and with the use of materials sympathetic to the existing built form would also not cause harm to the character of the site or have undue visibility from within or beyond the site including from the nearby heritage assets. The car park extension would be smaller in scale than the existing car park and would benefit from a degree of enclosure from the existing and proposed buildings to the west and the existing and new trees and hedges to the east. These trees and hedges would also effectively enclose the proposed caravan pitches from wider visibility.

In pulling all of these points together it is considered that the proposed development would not cause harm to the heritage assets or to the character of the wider area and so would accord with policies DP1, DP3 and DP7 of the Mendip District Local Plan.

Impact on Residential Amenity:

DP7 of the Mendip District Local Plan seeks to ensure that developments would protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants. DP8 of the Mendip District Local Plan requires proposed development to demonstrate that it would not give rise to unacceptable adverse environmental impacts on noise levels, light pollution and overall residential amenity.

The existing built form at the site is set to the eastern side of the site on a plateau with a significant separation distance from the nearest residential properties. The proposed spa, letting rooms and car park extension would read as an extension of

this built form with 10 of the letting rooms being set on the footprint of the existing driving range and the existing separation distances from the nearest neighbouring residential properties retained. The touring caravan pitches would be set to the eastern edge of the site enclosed by trees and hedges, an enclosure which would be further entrenched by the planting of new trees and hedging. The enclosed nature of this aspect of the site combined with the significant separation distance of the touring caravan pitches from the nearest residential accommodation ensures there would be no undue impact on residential amenity. It is acknowledged that the caravan pitches would be adjacent to agricultural fields where manure spreading is a common occurrence, however, it is accepted that the caravans would serve an ancillary purpose in relation to the established golf course and would be set within a rural location. Therefore, any potential impact on the successful functioning of the caravan enterprise would be a business consideration for the applicant. The business case for the caravan pitches is premised on short, temporary stays revolving around use of the golf course and so any impact on users of the caravan pitches due to the proximity of agricultural fields would be short term and not sufficient for the LPA to request this aspect of the proposal to be removed or adapted.

The two residential properties which would be nearest to the alterations to the golf course would be Country Ways Hotel (now a private residential dwelling) to the north west of the site and North Lawn to the south of the course and enclosed on 3 sides by the red line of the applicant.

The proposed academy course would be adjacent to the access track where it meets Marsh Lane to the north west of the site. This element of the overall proposal would bring the golf course closer to Country Ways Hotel. The academy course would consist of 5 holes with the greens and fairways of the 2 closest holes to the residential property set away from the building to a significant degree to ensure there would be no undue impact residential impact. The back edge of the closest green would be over 50m from the dwelling, a similar distance between the nearest existing green to the east of the dwelling, with a dense bank of additional planting proposed to infill this gap. The thick woodland directly to the south of Country Ways Hotel would be retained and would allow most of the academy course to be screened from the property. The tee that would serve the hole to most northern point of the academy course, would be approximately 40m from the dwelling with a row of screening trees retained. The section D-D of this hole on Drawing FPGC030 July 2018 shows that the height of the tee would be kept to a practical minimum with the tee set below the green. Overall, it is considered that the formation of the academy course would not unduly impact on the residential amenity of Country Ways Hotel.

The application originally proposed for 3 new holes to be constructed to the south of North Lawn which would have resulted in the residential property being enclosed on three sides by the course. During the course of the application, the proposal for the 3 new holes has been removed. The driving range which would be formed where the current practice area is has also been moved back to increase the length to over 290m resulting in the separation distance from the range to the boundary of North Lawn to approximately 330m. The edge of the driving range would be framed by new trees and hedging. The current 16th hole of the main course would remain the closest aspect of the site to the residential property and would remain unaltered as part of

this proposal. The applicant has also removed the proposed lighting of the driving range air space.

Although the occupiers of North Lawns have maintained their objection to the application as it has been revised, taking into the scope of the revisions to the proposed driving range and the removal of the 3 new holes to the south of North Lawn, it is concluded that the development would not cause any increased harm to residential amenity over and above the existing situation.

Given the design, scale, massing and siting of the each aspect of the application scheme both individually and cumulatively, and the proposed conditions as recommended, the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with Policy DP7 and DP8 of the adopted Local Plan Part 1 (2014).

Assessment of Highway Issues:

DP9 of the Mendip District Local Plan emphasises the need for development proposals to accord with and promote highway safety. Policy DP10 states that proposals should demonstrate that appropriate parking needs are provided within any given setting that broadly accords with the Somerset Countrywide Parking Strategy. Paragraph 109 of the NPPF makes clear that development “should 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”.

The Transport Statement submitted by the applicant to support the proposal states:

“The types of uses proposed tend to attract users across the day for visits that may be only an hour or two or which last for half a day or more. This spreads the arrivals and departures such that there would be no large hourly increases in vehicle movements. The maximum hourly additional two-way traffic flows on a weekday amount to about 14vph and on Saturday and Sunday they would amount to about 27vph and 31vph respectively and these levels of additional traffic flows are not significant.

In combination with the calculated vehicle movements in the summer, the maximum two-way hourly flow on a weekday would be about 118vph and on Saturday and Sunday the maximum two-way hourly flow would be about 118vph and 151vph. In each case these level of hourly flow can be accommodated on Marsh Lane which provides access to the golf club from A361”.

The Transport Statement was supplemented by an email from the highways engineer employed by the applicant which reiterated points made within the statement including emphasising that highest hourly flows at golf clubs occur outside normal peak traffic hours.

The overall increase in traffic flow associated with the development would have no noticeable impact on the operation of any part of the local road network and specifically on the A362 and its junction with A39. In light of the information provided by the applicant, it is deemed that highways impact on the functioning of the local road network could be not considered to be severe and this assessment was supported by SCC Highways who expressed no objection to use of conditions

requesting the submission of a Construction Traffic Management Plan prior to commencement of works.

The site currently has 180 parking spaces. The Transport Impact Assessment indicates that parking demand reaches 150 when demand for use of the golf club is at its lowest which demonstrates an underprovision. The current proposal would extend the existing car park by 90 spaces while the new spa and accommodation buildings would be directly served by 50 new additional parking spaces (of these spaces, 28 spaces would be allocated for staff and users of the Spa who would not be staying overnight); the touring caravan pitches would each have 2 spaces allocated. The increase in parking at the site is considered to be sufficient to both overcome the existing parking pressures and to accommodate for the expansion of the business. The SCC Highways Officer raised no objection to the proposed parking arrangements at the site.

The proposed access and parking for the site is therefore considered to accord to the Somerset County Council Highways Development Control Standing Advice (June 2017), The Countywide Parking Strategy (2013) and DP9 and DP10 of the Mendip District Local Plan.

Trees:

Policy DP4 states that proposal for development that would individually or cumulatively, significantly degrade the quality of the local landscape would not be supported.

A total of 40 No individual trees, 12 No groups of trees and 4 No collections of trees were surveyed as part of the submitted Tree Survey. Only trees within the designated areas for proposed development were assessed. Ancient Woodland and Woodland TPO's border the site to the north east and would frame the proposed two new holes. Ancient Woodland trees (Ston Easton Park Copse) are also sited to the south of the site and intersect the existing 15th and 12th holes respectively; the vast portion of this woodland sits outside of the applicant's red line and serves to screen Ston Easton Lodge and its immediate grounds from the golf course. As part of the proposal, no trees which benefit from a TPO designation or form part of the Ancient Woodlands would be removed to facilitate the development.

The development would see the increase of tree and shrub planting at the site with the aim of increasing the level of screening at the site, primarily at the eastern edge thereby strengthening the enclosure of the Touring Caravan Park; on all sides of the new driving range; new trees would be added across the new 9 hole course to help separate fairways and break up views; proposed parkland trees would form part of the additional two holes to the north east of the site in the approximate locations of the trees lost since 1884. Overall, it is considered that the proposal would not cause undue harm to existing trees at the site but in the absence of an Arboricultural Impact Assessment or Tree Protection Plan, it is deemed that a pre-commencement condition requesting this would be required to safeguard the trees at the site.

Overall, it is considered that proposed development would not have an unacceptable adverse impact on any tree which has significant visual or amenity value. The proposal accords with Policy DP4 of the adopted Local Plan Part 1 (2014) and Part 11 of the National Planning Policy Framework.

Ecology

The area is in a Local Wildlife Site. The SCC Ecologist considered the biodiversity reports submitted, and subject to conditions, did not object to the proposal.

The impact of the proposal on biodiversity is therefore considered to be in accordance with DP5 and DP6 of the Mendip Local Plan.

Flood Risk and Drainage

The majority of the site is located in Flood Zone 1 at low risk of fluvial flooding, with a very minor part, outside the development area, in Flood Zones 2 and 3.

In regards to the improvements and expansion of the golf courses, there would be little adverse impact on surface water runoff from these activities provided that the re-landscaping of such does not redirect/ disrupt the existing flow paths of surface water runoff.

The introduction of the Spa facility together with the associated parking would increase the overall surface water runoff from this area of the site. However, the FRA does propose to infiltrate to the ground for all parking areas and to direct roof drainage to the same. Whilst infiltration testing would be required to confirm the suitability of soakaways, there would be sufficient space across the wider site to enable alternative storage solutions to be offered.

The touring caravan park should have minimal impact on surface water runoff in light of the proposed use of permeable surfacing throughout.

The Land Drainage Engineer Officer was consulted and subject to a pre-commencement for a detailed surface water drainage strategy, no objection was raised.

The Environment Agency were also consulted and expressed no objection subject to no development, land raising or landscaping being undertaken within the Flood Zones 2 and 3 and a pre-commencement condition relating to the submission of a foul drainage to the Local Planning Authority.

On this basis, the proposal is considered acceptable in terms of surface water and foul water drainage subject to the use of suitable pre-commencement condition for finalised details. The proposal is therefore considered acceptable, in accordance with policy DP23 of the adopted Local Plan Part 1 (2014).

Sustainability and Renewable Energy:

The Resource Efficiency Statement sets out how the proposed new facilities will seek to achieve the highest standards in terms of sustainable design practical. A strategy has been developed which will focus upon the following areas: encouragement of ecological biodiversity, on-site infiltration and irrigation, reduction in energy use/loss and the use of sustainable materials and reuse of excavations and demolition materials.

Accordingly it is considered all practical measures for the conservation of energy have been included in the design, layout and siting of the proposal in accordance with policy DP7 of the adopted Local Plan Part 1 (2014).

Refuse Collection:

Refuse and recycling will continue as per the site's current arrangement, which is satisfactory.

Environmental Impact Assessment

This development is not considered to require an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conclusion:

The proposal would enable the expansion of an existing established business and is acceptable in principle in accordance with the Core Policies of the Mendip District Local Plan. The proposal subject to conditions would cause no undue harm to the character of the site, wider area, heritage assets including the Registered Park and Garden and would be acceptable in relation to residential amenity, highway safety, the protection of trees, ecology, and drainage and is recommended for approval.

Recommendation:

APPROVE WITH CONDITIONS

Reason/s for Recommendation

Conditions

- 1. Standard Time Limit (Compliance)**
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission
- 2. Plans List (Compliance)**
This decision relates to the following drawings:

This Decision Relates To The Following Drawings: FPGC003 - Proposed Site Plan, received on 14/11/2018; FPGC004 - Driving Range Conversion and Spa Proposed Site Plan, Rev July 2018; FPGC007 REV A - Proposed Driving Range, Proposed Site Plan; FPGC009 REV A Proposed 2 Additional Holes, July 2018; FPGC0009 Proposed Maintenance Plan July 2018; FPGC013 Car Park Extension - Proposed Site Plan; FPGC015 - Academy Course Proposed Site Plan Feb 2018; FPGC017 - Proposed Site Plan Front 5, Feb 2018; FPGC018 - Proposed Driving Range Topographical Survey, Feb 2018; FPGC020 - Proposed New Holes Topographical Survey, Feb 2018; FPGC023 - Proposed Driving Range Plans And Elevations, Feb 2018; FPGC024 A - Proposed Driving Range Plans And Elevations 1x Teaching Bay, 13 Grass Bays and 11 internal Bays, March 2019; FPGC026 - Driving Range Conversion Proposed Plans and Elevations July 2018; FPGC027 - Proposed Spa and Accommodation, July 2018; FPGC028 - Proposed Levels Plan, July 2018; FPGC030 - Academy Course Levels Plan, July 2018; FPGC031 - Front 5 - Proposed Levels, Feb 2018; FPGC032 REV B - Proposed Driving Range Topographical Survey, March 2019; FPGC034 - Proposed Site Plan - Touring Caravan, July 2018; FPGC035 - Touring Caravan Shower Block, July 2018, FPGC040 A - Proposed and Existing Section Proposed Driving Range, March 2019.

Reason: To define the terms and extent of the permission.

3. **Materials (Compliance)**

The development hereby approved shall be carried out using external facing materials as specified on the application plans and form.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP1 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Hard and Soft Landscaping (Pre-occupation)**

Notwithstanding the submitted Landscape Masterplan Figure 9A and Figure 9B, no development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting.
- (e) a detailed programme of implementation

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy DP1, DP3, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

5. **Drainage - Foul (Pre-commencement)**

No development shall commence until a detailed scheme for the disposal of foul drainage from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the spa, letting room accommodation or caravan pitches.

Reason: In order to ensure the provision of satisfactory drainage and avoid pollution of the environment. This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the foul drainage strategy.

6. **Surface Water Drainage System (Pre-commencement)**

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and subsequently be implemented in accordance with these approved details.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

7. **Construction Traffic Management Plan (Pre-commencement)**

No development shall commence unless a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o A scheme to encourage the use of Public Transport amongst contractors; and
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy DP7, DP8 and DP9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

8. **Parking (Compliance)**

The areas allocated for parking and manoeuvring on the submitted plan, Proposed Site Plan Dwg No: FPGC003 rev March 2019, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient parking is provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. **Construction Environmental Management Plan (Pre-commencement)**

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

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

The approved CEMP 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: A pre-commencement condition in the interests of protected species and biodiversity generally and in accordance with Policy DP5 of the Mendip Local Plan 2006 -2029

10. **Landscape and Ecological Management Plan (Bespoke Trigger)**

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority and be approved in writing by, the local planning authority within 3 months of the date of planning permission. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) On-going monitoring and remedial measures.

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

Reason: In the interests of protecting the significance of the Registered Park and Garden and the Favourable Conservation Status of populations of European protected species and in accordance with Policy DP3 and Policy DP5 of the Mendip Local Plan 2006-2029

11. **External Lighting (Bespoke Trigger)**

No new external lighting, other than the details contained in the Lighting Assessment (Wirefield Ltd, dated 27/11/2017 - though not including lighting details relating to the 'Golf Driving Range'. The airspace of the 'Golf Driving Range' shall not have any lighting as confirmed by email from the applicant on 26/06/2018), shall be installed within the boundary of the application site unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The lighting shall thereafter be installed, operated and maintained operated in accordance with the approved details.

Reason: To avoid harm to bats and wildlife and to avoid harm to visual amenity in accordance with DP1, DP5, DP6 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

12. **Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)**

No development shall commence, other than those required by this condition, until a Detailed Arboricultural Method Statement following the recommendations contained within BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Detailed Arboricultural Method Statement shall contain full details of the following:

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Construction exclusion zones;
- (c) Protective barrier fencing;
- (d) Ground protection;
- (e) Details of any works within the RPA (Root Protection Area) and the proposed arboricultural supervision;
- (f) Service positions; and,
- (g) details of any special engineering requirements, including 'no dig construction';

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy DP1 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and therefore these details need to be agreed before work commences.

List of Advices

1. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved

development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
3. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
4. No removal of buildings, structures, trees or shrubs shall take place between 1st March and 31st August unless an experienced ecologist has checked the Site for breeding/ nesting birds. If there is evidence of breeding birds the work must be delayed until the chicks have fledged or suitable working distances observed so as not to disturb the birds.
5. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority
7. The Lead Local Flood Authority should be consulted with regard to this proposals Surface Water Drainage.

8. Any proposed works must not encroach on to the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- o A PROW being made less convenient for continued public use.
- o New furniture being needed along a PROW.
- o Changes to the surface of a PROW being needed.
- o Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- o make a PROW less convenient for continued public use; or
- o create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

9. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary (diversion/stopping up) Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
10. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

This development may also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Wellow Brook, designated a 'main river' or within the floodplain. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

11. If it is intended to import inert waste for this proposal then this may require a Waste Management Licence or an exemption. This must be obtained from the Environment Agency prior to any development commencing. The applicant is advised to contact

the National Permitting Centre on 03708 506506 to discuss the terms and applicability of any exemption.

12. If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.
13. The applicant proposes use of non-mains drainage facilities. However, if the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the National Planning Policy Framework, Planning Practice Guidance.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

14. The hard and soft landscape scheme should be informed by the Heritage Impact Assessment, Kim Auston, July 2018 and the Landscape Visual Impact Assessment, July 2018.

Appendix E

Financial Plans & Cash Flow Sheets

Farrington Park
Project cash flow

Cash flows for Phases 1 & 2 show that the loan from Midsomer Golf Design and Build Ltd will be repaid in five years and the new facilities will provide a positive financial contribution to the club. Phases 1 & 2 will be managed and staffed with existing staff members. The upgraded facilities will allow the club to operate closer to capacity. Phase 3 is an investment in the youth section of the club to improve the skills of young golfers and increase future adult membership. Surplus cash flows will be used to develop the Spa, accommodation and car parks in accordance with planning permissions granted.

Year	1	2	3	4	5	6	7	8	9	10
Inflation and interest rate assumption		4%	3%	2%	2%	2%	3%	4%	4%	4%
	£	£	£	£	£	£	£	£	£	£
Inflows										
Initial loan injection from Midsomer Golf Design & Build Ltd	1,500,000									
Phase 1										
Duchy course additional income	0	444,839	423,370	431,837	440,474	449,283	462,761	481,271	500,522	520,543
Duchy course additional food and beverage income	0	229,595	236,483	241,213	246,037	250,958	258,487	268,826	279,579	290,762
Phase 2 - Driving range additional income	0	0	0	0	224,032	228,513	235,368	244,783	254,574	264,757
Phase 3 - Academy course income	0	0	0	0	0	0	104,507	108,687	113,034	117,555
Total inflows	1,500,000	674,434	659,853	673,050	910,543	928,754	1,061,124	1,103,568	1,147,709	1,193,617
Outflows										
Phase 1 - 2 extra holes	1,412,000	0	0	0	0	0	0	0	0	0
Phase 2 - New Driving Range	0	0	600,000	729,412	0	0	0	0	0	0
Phase 3 - Academy course	0	0	0	0	0	773,300	0	0	0	0
Loan repayment	0	500,000	0	0	1,000,000	0	0	0	0	0
Interest on loan 2% fixed	30,000	30,000	20,000	20,000	20,000	0	0	0	0	0
Total outflows	1,442,000	530,000	620,000	749,412	1,020,000	773,300	0	0	0	0
Annual Cash movement	58,000	144,434	39,853	-76,362	-109,457	155,454	1,061,124	1,103,568	1,147,709	1,193,617
Projects Cash balance	58,000	202,434	242,287	165,925	56,468	211,922	1,273,046	2,376,613	3,524,323	4,717,940
Loan balance	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	0	0	0	0	0

Farrington Park Golf Club

Revenue enhancements resulting from Phase 1
Construction of 2 additional holes on the Duchy Course

The construction of the two additional holes allows the golf club to have 20 hole available for play which means that the five holes sited on the north facing slope can be rotated during the winter months. This will ensure that an 18-hole championship quality course will be available for play all year.

The year round availability will allow the golf club to increase membership numbers which will bring in new members, increase the number of visiting golfers and societies and lead to increased revenues from food and beverages.

During the first year it has been assumed that there will be no revenue as the additional holes will need to mature in readiness for the second year. Revenues start in April 2023.

The new holes will allow the club to have 180 additional golfing members resulting in just over 1000 members in total.

It has been assumed that the number of members will then remain stable. With a rotation of 50 members a year.

Month	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Fee	Total	
Duchy course additional members annual fee	10	10	40	40	10	30			0	0	0	0	40	1,100	198,000
Duchy course additional members joining fee														250	45,000
Duchy course additional society visits (24 people)	2	4	6	6	5	4	3	1			0	0	3	30	24,480
Duchy course additional visitor golfers	560	700	900	900	700	650	400	300	300	300	300	300	400	25	160,250
Golf revenue increase	Year 2													427,730	
Golf Revenue increase Year 3 onwards (joining fee for 50 members only)														395,230	
Additional members food sales	6240	6240	24960	24960	6240	18720							24960		112320
Additional members beverage sales	10,400	10,400	41,600	41,600	10,400	31,200							41,600		187200
Additional society visits food sales	1,440	2,880	4,320	4,320	3,600	2,880	2,160	720					2,160		24480
Additional society visits beverage sales	1,680	3,360	5,040	5,040	4,200	3,360	2,520	840					2,520		28560
Additional visitor golfers food sales	6,720	8,400	10,800	10,800	8,400	7,800	4,800	3,600	3,600	3,600	3,600	4,800	4,800		76920
Additional visitor golfers beverage sales	8,400	10,500	13,500	13,500	10,500	9,750	6,000	4,500	4,500	4,500	4,500	6,000	6,000		96150
															525630
Food and beverage currently operating at 42% gross margin														42%	220,764

NB: priced at 2022 prices. Inflation will be included in cash flow statement with annual percentage increases.

Farrington Park Golf Club

Costings

Costings have been provided by the quantity surveying team at Oval Developments Ltd in conjunction with Farrington Golf Club. Oval Developments is a Bath based property development business involved in a number of varied developments across Somerset and Wiltshire. These costs have been sense checked by Towns of Weston Ltd in the preparation of the WRP financial submission.

Phase 1

Construction of two additional holes

Access road to site from main road is in place						£
Subsoil	58,595 M3 x1.8	105,471 tons	divided by 18 tons	5860 loads	£200 a load delivered	1,172,000
Greens complex construction - 2 greens						
Shaping						10,000
Irrigation						15,000
Stone Carpet						8,000
Drainage						8,000
Rootzone soil						13,000
Seeding						2,000
Bunker construction - 4 bunkers						
Shaping						4,000
Drainage						2,000
Sand						7,000
Seed						500
Tee construction - 2 tees						
Shaping						10,000
Rootzone soil						8,000
Irrigation						10,000
Drainage						3,000
Seeding						1,000
Fairways construction - 2 fairways						
Shaping						15,000
Drainage						30,000
Seeding						4,000
Rough areas - 2						
Shaping						20,000
Seeding						8,000
Ponds						
Shaping						3,000
Liner						3,000
Drainage						2,000
Tree planting						
V ditch						1,000
						2,500
Pathways						
Topsoil						20,000
						30,000
						1,412,000

Farrington Park Golf Club

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Phase 2

Construction of new driving range		£				
Range						
Subsoil	51,200 M3 x1.8	92,160 tons	divided by 18 tons	5120 loads	£200 a load delivered	1,024,000
Shaping						12,500
Drainage						16,000
Existing topsoil will be set aside and reused						0
Seeding						4,000
Tree planting						1,800
Prelims						12,000
Site clearance						1,000
Excavations						1,500
Foundations						6,500
Substructures						7,000
Floor slab						5,500
Superstructure						70,000
Roof structure						4,000
Roof coverings						10,500
Carpentry						31,000
Electrical						4,400
Plumbing						750
Windows and doors						1,800
Wall/ceiling finishes						4,000
Decoration						1,800
Insulation						500
Services						5,200
Drainage						1,800
Landscaping						5,000
Cleaning						500
Road & Sewers						8,000
						1,241,050

Farrington Park Golf Club

Costings

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Phase 3

Construction of five hole Academy course

Subsoil	26,153 M3 x1.8	47,075 tons	divided by 18 tons	2615 loads	£200 a load delivered	£	523,000
Greens complex construction - 5 greens							
Shaping							50,000
Irrigation							5,000
Stone Carpet							20,000
Huxley all weather matting							110,000
Tee construction - 10 tees							
Shaping							5,000
Stone base							3,000
Huxley all weather matting							10,000
Sleepers							800
Rough Shaping							10,000
Drainage							20,000
Seeding							2,000
Tree planting							500
Pathways							4,000
Netting							10,000
Total cost							773,300