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## **Waste Recovery Plan**

### **Import of Engineering Fill for the Construction of a Noise and Visual Attenuation Bund**

*Report for:*  
Washbrook Farm  
Aston le Walls  
Northamptonshire  
NN11 6RT

**Document Reference:** 193224/WRP

**Date of Issue:** 7<sup>th</sup> August 2022

**Revision:** 0

#### **Document revision history**

<b>Revision</b>	<b>Date</b>	<b>Author</b>	<b>Purpose</b>	<b>Summary of Changes</b>

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## **1.0 INTRODUCTION**

- 1.1 This Waste Recovery Plan (WRP) forms part of an environmental permit application for the importation and deposit of waste soils at the Aston Le Walls Equestrian Centre, Washbrook Farm, Welsh Road, Aston Le Walls, Northamptonshire, NN11 6RT. The principal purpose of the WRP is to demonstrate that the materials required for the formation of a noise and visual attenuation bund and revised cross country track can be placed as a waste recovery activity.
- 1.2 The Aston Le Walls Equestrian Centre is located at Washbrook Farm, between Banbury and Daventry. Washbrook Farm is one of the UK's premier equestrian centres and has some of the best competition and training facilities in the UK. The centre hosts the British Eventing Trials and Unaffiliated Horse Trials. The centre provides a range of facilities, which are used on an international level by top tier professionals (including the British Team). The centre is also used for teaching at all levels of ability and provides stabling for up to 30 event horses.
- 1.3 The high speed rail link HS2, which is now under construction, passes along the southwestern boundary of the equestrian facility. HS2 has acquired part of the land that is used for cross country eventing and training. As a consequence the course has to be re-designed. The HS2 rail line runs past Washbrook Farm on a viaduct, circa 8 metres above ground level. The noise emissions and visual impact of the trains operating at high speed on the HS2 track poses significant implications on the eventing and cross country aspects of the centre.
- 1.4 The high speed trains will generate noise emissions and a sudden visual impact in close proximity to the event course and any horses and riders using the facility. The railway lines elevation and location generate a high probable risk that horses/riders could be startled/agitated by the high speed trains intermittently passing. This creates a physical risk to both horses and riders.
- 1.5 As an established facility of excellence that currently attracts the best eventing horses and riders, the centre cannot afford to be blighted by potential health and safety risks generated by the train movements. Many of the horses that use the facilities are also extremely valuable, and their owners would be concerned about exposing them to any potential risk. This will result in them choosing to use other training venues.
- 1.6 These effects will compromise the hosting of quality equestrian events and training and will result in the loss of cross country event days, clientele and significant revenue.
- 1.7 To enable the operation of the facility to continue, the owners of Washbrook Farm Limited submitted for and secured planning permission from West Northamptonshire Council for the construction of a new all-weather cross-country track including a landscaped earth bund that would provide suitable screening for equestrian users (planning Ref WNS/2021/0766/MAF – Approved 16<sup>th</sup> February 2022). The proposed development is essential to safeguard the value of the equestrian centre and its future business. The planning permission decision notice is attached in Appendix A.
- 1.8 Due to the elevation of the railway line and masts, the earth screen needs to be 12 metres in height in order to attenuate noise emission and the views of the railway to ensure that the training and competitions can progress uncompromised. The screen will be planted up with trees and shrubs particularly along the western and northern edges to enhance the visual screening of the railway line.
- 1.9 The formation of the landscaped screen will enable the owners to continue to operate the equestrian cross country facility and invest in it as a competition venue.
- 1.10 Washbrook Farm limited have been appointed Clark Contracting Limited (CCL) to project manage the track and bund construction. CCL will organise the importation of engineered fill, undertake the required earthworks to construct the revised course and landscaping. The works will require a net import volume of the engineering fill.

- 1.11 This Waste Recovery Plan supports the proposed environmental permit application for the use of waste as an alternative to natural engineering fill to complete the construction of the track and bund. The Waste Recovery Plan assesses whether the use of third party waste material is considered to be a recovery operation.

## **2.0 PROPOSED WORKS**

- 2.1 The bund has been carefully designed to ensure it provides a sufficient visual screen and attenuates the noise emissions. The bund will form part of the cross country eventing course which is being upgraded and re-surfaced to create an all-weather course. This permits more premier events to take place at the centre and for training to occur all year round. Without this bund, Washbrook Farm will not be able to host the equestrian events, losing a valuable resource.
- 2.2 The landscaped bund and revised site formation has been assessed as requiring circa 207,000 m<sup>3</sup> of imported Class 1 and 2 materials.
- 2.3 The new eventing course extends over 2.5 km and incorporates specialist fibre and sand throughout its length. The course will be 5 metres wide and feature 15 professionally designed obstacles including water jumps. The route will incorporate the lower slopes of the constructed embankment created along the southwestern boundary of the application site where it borders the HS2 rail line area (Refer to Drawings 313AMWF.3 and 313AMWF.4).
- 2.4 Site won topsoil will be stripped and retained for the landscaping cover above the imported fill. The shape and height of the bund has been carefully designed to ensure it only provides sufficient height to provide the acoustic/visual screen. The development requires some excavation for the lakes and the isopleth showing the depth of fill is presented in Appendix B.
- 2.5 Clark Contracting Ltd, an earthworks contractor and haulage company, have been appointed by the Washbrook Farm to construct the bund and oversee the enhancements at the site. The scope of the CCL's works are provision of materials, including the import of general fill, strip the existing soils, place and form the revised landscape features, construct the drainage, project manage the landscaping and the construction of the all-weather cross country course.
- 2.6 The earthworks will be constructed to an engineering specification following the requirements of Series 600 of the Specification for Highway Works. Specialist track contractor Elmtree Equestrian Limited have been appointed to construct the all-weather track and the approaches to the jumps. A specialist landscape contractor will undertake the planting.
- 2.7 It is proposed that the works are completed over 18 months with the main formation works being completed over a 12 month period. The works will be managed to ensure cross country event training can continue uninterrupted. The provisional start date for the works is spring 2023, with the import in late spring / early summer.

## **3.0 WASTE RECOVERY ASSESSMENT**

### **Introduction**

- 3.1 The following section determines whether the proposed activity involving the permanent deposit of waste complies with the criteria for recovery. The assessment has been undertaken in accordance with Environment Agency guidance (April 2021)<sup>1</sup>, on waste recovery plans and permits. The purpose of the assessment is to demonstrate that the proposals are a waste recovery operation and that the correct permit is being sought.
- 3.2 The guidance states that evidence must be provided to clearly show that the activity would have been financially viable to have been undertaken with non-waste. It also stipulates that the WRP must include a statement on the purpose of the activity, justification and evidence for the quantity of waste to be used, evidence that the waste is suitable and will meet quality standards. Each of these has been addressed below.

### **Definition**

- 3.3 Waste recovery is described by the Environment Agency as '*Waste recovery is 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.*'

### **Assessment of waste recovery**

#### **1. Are you proposing to use waste in place of non-waste?**

- 3.4 This assessment follows the main arguments for the provision of evidence that waste is being used in the place of non-waste, as set out in the guidance<sup>1</sup>: This report provides the information to show that Washbrook Farm Limited would generate a financial gain in the event the facility was constructed using non-waste and that the project is commercially viable. These are the key requirements for an operator led development and not an obligatory requirement.

#### **Financial gain by using non-waste materials**

- 3.5 The acoustic bund / visual bund at Washbrook Farm is an essential requirement to maintain the viability of the existing business as an equestrian training and events centre following the construction of HS2. The noise and visual impact of the HS2 railway line would severely limit the profitability of the existing operation.
- 3.6 The operator is paid by event organisers to hold the equestrian competitions and a vital aspect is the cross country event. The only requirement is that Washbrook Farm maintain the condition of the arenas and the cross country course to a high quality standard. These events last a number of days and Washbrook Farm receive a hire payment from the facility from the event organisers. Without cross country aspect the events would not be held.
- 3.7 In addition to the event day income, Washbrook Farm offer training days and managed open sessions across the eventing course. This generates income when the track is operable. Once the all-weather track is constructed this will permit the facility to operate all year.
- 3.8 Details of the commercial revenue post the development have been provided in Confidential Annex A. The revenue from holding the events generates a gross profit of £713,000 per annum. This profit will repay the construction costs and loan repayments. The average income data from event days is presented in Confidential Annex A for the last 12 years, the typically income is circa £600,000 per

<sup>1</sup> Environment Agency website, '*Waste recovery plans and deposit for recovery permits*', accessed August 2021: [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits)

annum. This is based upon typically 20 event days per annum. With the investment in the track it is predicted a further 10 event days will be able to be held continuing into the autumn months.

- 3.9 The costs of undertaking the construction of the track improvements (including the allowance for using non-waste) have been estimated by Clark Contracting and are presented in Appendix C. The total cost of the construction costs are presented in Appendix C and circa £2,010,000. The cost build up includes a rate from specialist contractors surfacing of the track and event areas by Elmtree Equestrian Limited. The cost for supplying engineering fill is provided in Appendix D.
- 3.10 As presented in previous sections, the site will continue to operate during construction, albeit the cross country aspect will be limited to training over jumps only.
- 3.11 The property valuation report from Butler Sherborn (See Confidential Annex B) confirms that the land value will be enhanced as a direct result of the proposed works. The land and its existing equestrian facilities are valued at £4,500,000. This increases to £9,500,000 on completion of the proposed landscaping and course improvements. This assessment reflects the increased revenue that will be generated once the new cross country course is constructed. This increase in land value in itself cannot be realised unless the farm is sold, however it provides an independent and professional assessment of the benefits of the scheme. In the event that non-waste materials had to be acquired, this independent assessment will form the basis of raising a loan to construct the bund. It should be recognised that a loan could be secured
- 3.12 Assessments of annual revenue from the current and enhanced facilities have been used to assess the time frame of loan repayments at interest rates of 5%, 6%, 8% and 10%. The assessment assumes no income during the construction works from eventing. This is conservative as a shortened cross country course can be operated in year 1. Whilst the income will not be consistent with the current and forecasted amounts, revenue from eventing will be generated.
- 3.13 The assessment demonstrates that loan repayments paying for the construction costs of £2,010,000.00 can be achieved by at least years 6, 7, and 8 (for 8% and 10%) years dependent upon the interest rates. In addition, the income generated from the equestrian centre means the business remains in a position of net profit throughout the term of the loans.
- 3.14 It is clearly demonstrated that the income stream that could be attained through the combination of the all-weather track development reinforced by the noise and visual screen will pay for the facility, regardless of whether the non-waste material is purchased.
- 3.15 In addition, the independent evaluation of the uplift in value of the land asset with the proposed bund and new track demonstrates the value of the proposal.

#### **Quantity of waste used**

- 3.16 Planning approval has been given for both the construction of the attenuation bund and the redevelopment of the equestrian facilities at Washbrook Farm. The proposed landform agreed by the planning authority runs at a maximum height of 12m above ground level to ensure that HS2 noise emissions and sudden visual impact can be fully mitigated. Lower levels will result in an impact. The formation of this structure will require circa 207,000 m<sup>3</sup> of engineering fill. This needs to be imported as it is not available within the existing Washbrook Farm. The bund formation slopes gently to the northeast within the Washbrook Farm property and incorporates a water feature and part of the improved cross county facility. The bund design seeks to provide the mitigation from the impacts HS2 whilst also providing a suitable landscape feature that can also serve as part of the equestrian track.
- 3.15 The imported fill quantities have been calculated from existing land survey data and the use of an earthworks model (See Appendix B). The volume is deemed to be the minimum volume of waste to

attain required mitigation whilst also attaining an acceptable formation in landscape and operational terms.

- 3.17 Alternatives to a vegetation lined bund using acoustic fencing is not considered viable and would not address the need to improve the visual impact. Planting along the earthwork bund will further improve the visual and noise attenuation and ultimately soften the landscape and provide a better environment for future spectators and competitors using the Washbrook Farm facilities. Maintaining a visually attractive setting is vital to the success of the business.

#### **Meeting quality standards**

- 3.18 Acceptable construction waste from local sites would be imported, placed and compacted under the Environmental Permit for the Deposit of Waste for Recovery. The imported waste material would comply with the environmental criteria set out in the Importation Protocol (to be submitted with the Permit). The material will consist of the waste types detailed in Table 3.1.

<b>Description</b>	<b>EWC Code</b>
Concrete	17 01 01
Bricks	17 01 02
Tiles and Ceramics	17 01 03
Mixtures of the concrete, bricks, tiles and ceramics	17 01 07
Soil and stones	17 05 04 20 02 02
Wastes from mineral non-metalliferous excavation	01 01 02
Waste gravel and crushed rocks	01 04 08
Waste sand and clays	01 04 09
Minerals from waste facilities	19 12 09
Solids from soil remediation (limited to soil washing silts and clays only)	19 13 02

- 3.19 The material will be imported and placed in accordance with BS 6031:1981 'Code of Practice for Earthworks'. The placement and compaction of suitable materials must meet the requirements of General Fill materials in the Series 600 Specification for Highway Works.
- 3.20 Material will be placed in a maximum of 400 mm layers and compacted by roller so that the bearing capacity complies with a CBR of 4 %. Geotechnical testing will be on a 25 m grid.
- 3.21 Due to the volume of waste required at the site, the exact source of the waste material cannot be fully determined. Accordingly, the importation protocol for the engineering fill to be imported, will establish the mechanism through which wastes would be assessed prior to importation, ensuring they meet the necessary specification. The Importation Protocol will be developed in conjunction with a Hydrogeological Risk Assessment as part of the wider permit application.
- 3.22 All materials imported will be tested to demonstrate that they are fully compliant to the appropriate importation protocol. Testing will be undertaken through an accredited UKAS laboratory. A verification report will be provided on the completion of the import and construction activities.

## **4.0 SUMMARY**

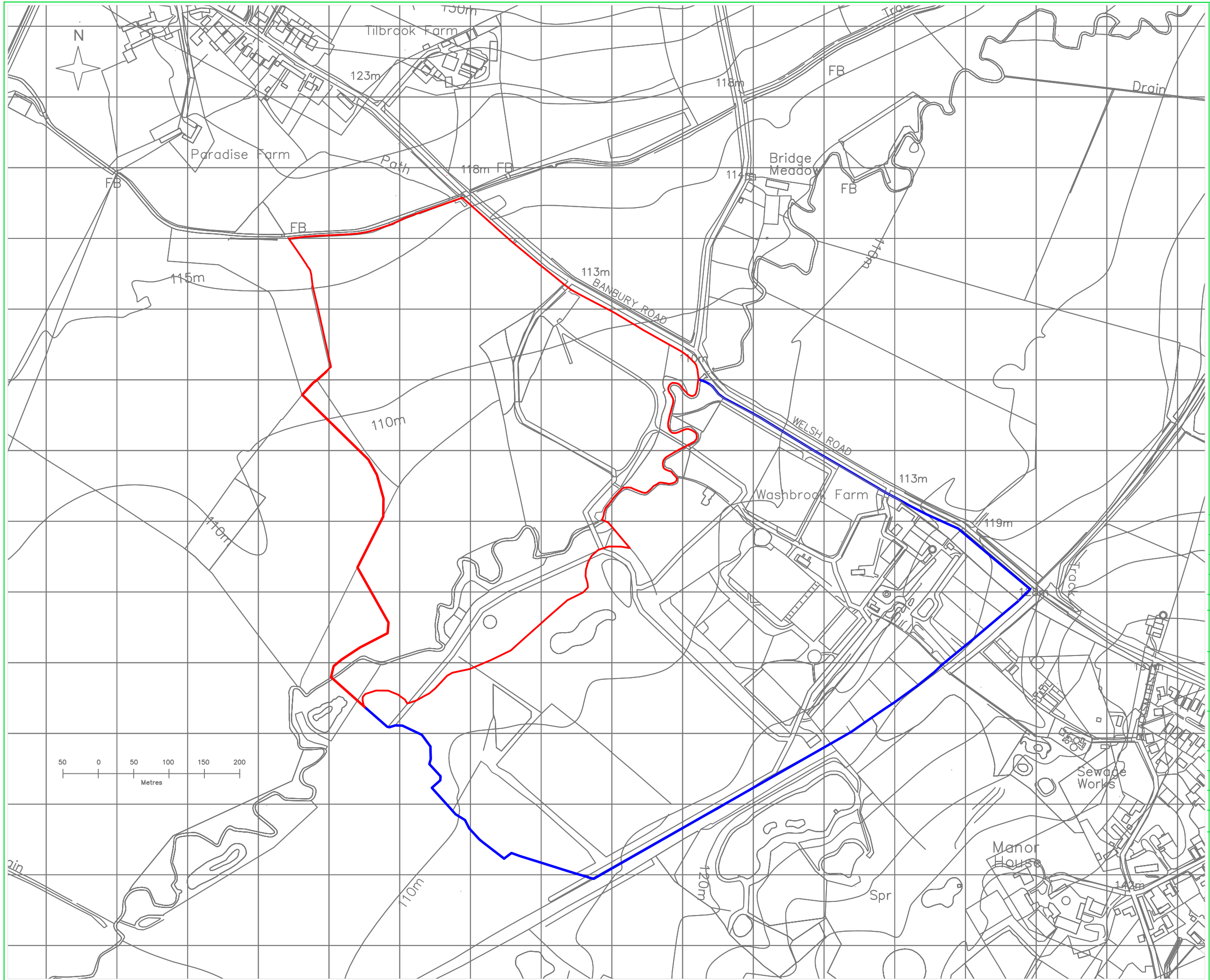
4.1 This Waste Recovery Plan has been produced to support the construction of an acoustic and visual impact attenuation bund along the southwestern boundary of the Aston Le walls Equestrian Centre, Washbrook Farm. It demonstrates the following:

- There is a clear need for a reduction in acoustic and visual impact resulting from the future construction and operation of the new HS2 rail link.
- The activity would progress regardless of whether non-waste or waste was used for the proposed earthworks. It is recognised that the import using waste materials offers commercial benefits;
- The minimum volume is being imported; and
- Engineering and environmental quality standards will be maintained throughout the works.

4.2 The lines of evidence provided within this Waste Recovery Plan are considered sufficient to demonstrate that the operation is recovery and the placement of the fill is not a disposal activity.



**DRAWINGS**



**LEGEND**


Rev	Description	Date
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**Client:**  
Washbrook Farm Ltd

**Project:**  
All-Weather Manege,  
Aston Le Walls Equestrian Centre

**Title:**  
Location Plan

**Drawn By:** Suzi Coyne

**Date:** June 2022

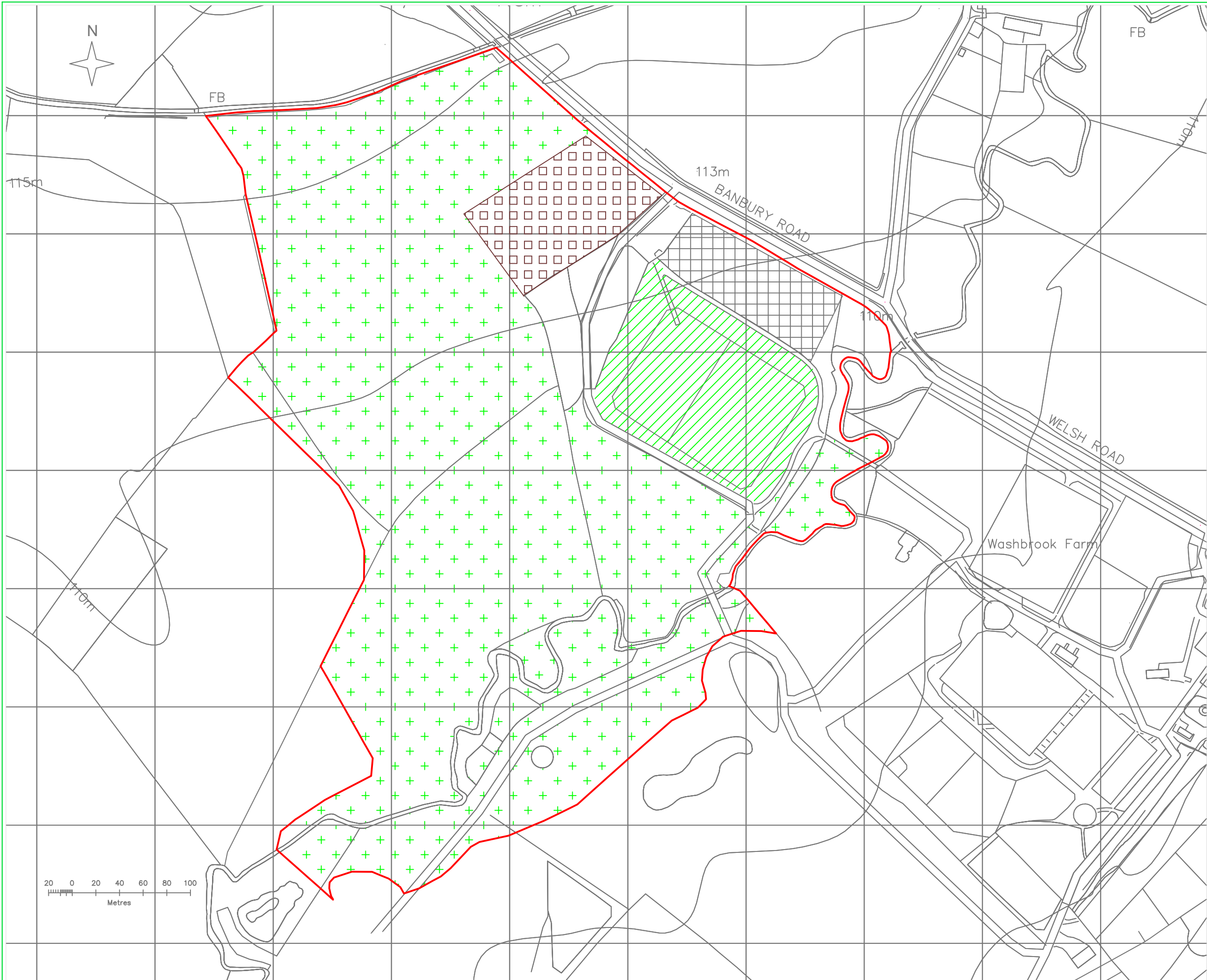
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**Drawing No.:** 313AMWF/1





**Suzi Coyne Planning**

60 Blenheim Drive  
Oxford, OX2 8DQ  
Tel.: 01865 453747  
Mob: 07779 099560

email: suzi.coyne@ntlworld.com



**LEGEND**

-  Cross-country, dressage and lorry/horse box parking
-  Arena activities
-  Temporary stabling
-  Lorry and horse box parking


Rev	Description	Date
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**Client:**  
Washbrook Farm Ltd

**Project:**  
All-Weather Manege,  
Aston Le Walls Equestrian Centre

**Title:**  
Existing Equestrian Uses

**Drawn By:** Suzi Coyne

**Date:** June 2022

**Scale:** 1:3,000 @ A3

**Drawing No.:** 313AMWF/2

**Suzi Coyne Planning**

60 Blenheim Drive  
Oxford, OX2 8DQ  
Tel.: 01865 453747  
Mob: 07779 099560

email: [suzi.coyne@ntlworld.com](mailto:suzi.coyne@ntlworld.com)



### LEGEND

- HS2 Rail Line (approx)
- Existing Contours (1m)
- Retained Vegetation
- Existing Water Feature
- Extent of HS2 Land Take
- Proposed Contours (1m)
- New Woodland
- Proposed Track
- Propose Swale

Rev	Description	Date

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**Client:**  
Washbrook Farm Ltd

**Project:**  
Landscaped Cross-Country Course,  
Aston Le Walls Equestrian Centre

**Title:**  
Proposed Landform

**Drawn By:** Suzi Coyne

**Date:** June 2021

**Scale:** 1:2000 @ A3

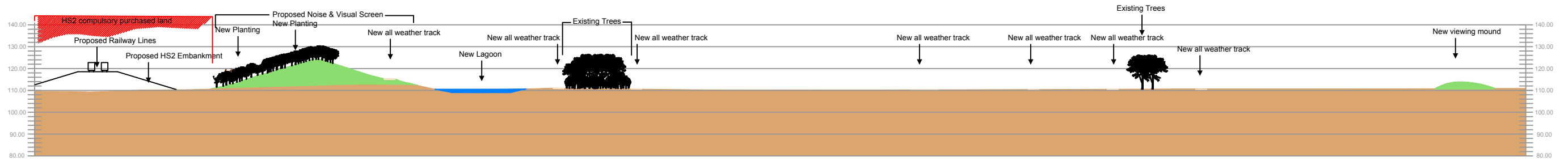
**Drawing No.:** 296WFAW/3

**Suzi Coyne Planning**

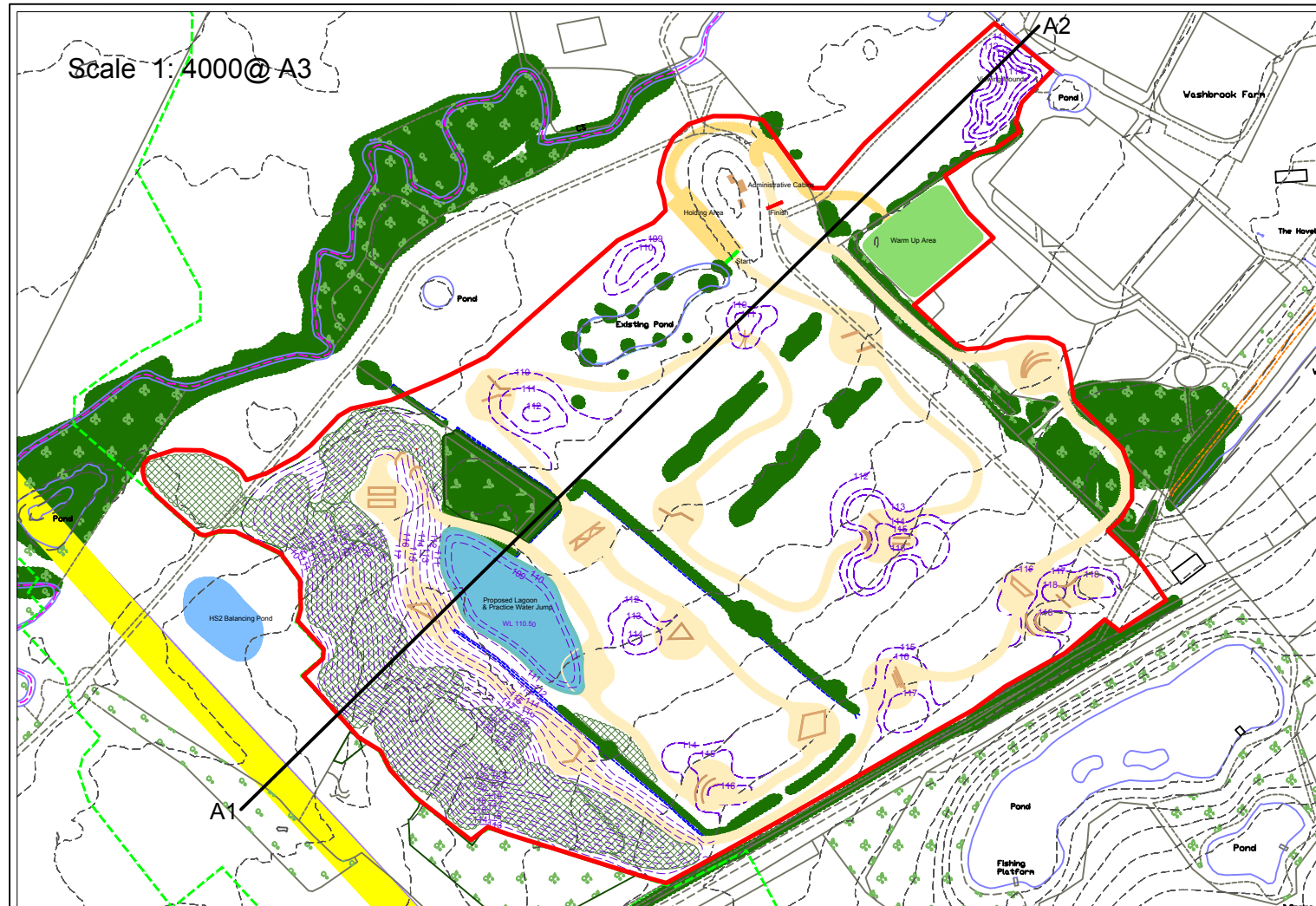
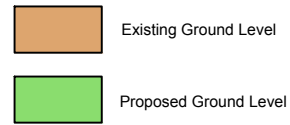
60 Blenheim Drive  
Oxford, OX2 8DQ  
Tel.: 01865 453747  
Mob: 07779 099560

email: [suzi.coyne@ntlworld.com](mailto:suzi.coyne@ntlworld.com)

A1



A2



Rev	Description	Date
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<b>Client:</b> Washbrook Farm Ltd		
<b>Project:</b> Landscaped Cross-Country Course, Aston Le Walls Equestrian Centre		
<b>Title:</b> Cross-Section		
<b>Drawn By:</b>	Suzi Coyne	
<b>Date:</b>	June 2021	
<b>Scale:</b>	1:2000 @ A3	
<b>Drawing No.:</b>	296WFAW/4	
<b>Suzi Coyne Planning</b>		
60 Blenheim Drive Oxford, OX2 8DQ Tel.: 01865 453747 Mob: 07779 099560		
email: <a href="mailto:suzi.coyne@ntlworld.com">suzi.coyne@ntlworld.com</a>		

**APPENDIX A  
Planning Approval**



## Notice of Decision

### Town and Country Planning Act 1990

<b>To:</b> Washbrook Farm Ltd C/O Suzi Coyne Planning 60 Blenheim Drive Oxford OX2 8DQ	<b>Application No:</b> WNS/2021/0766/MAF
	<b>Application Date:</b> 9 June 2021
	<b>Date of Permission:</b> 16 February 2022

**WEST NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby PERMIT:**

Construction of equestrian all-weather cross-country course and landscaped earth bund for visual and acoustic screening of HS2 (as amended by plans and additional information received 17/11/21 and 20/12/21) at Washbrook Farm Welsh Road, Aston Le Walls, Northamptonshire, NN11 6RT

**In accordance with the accompanying plans and particulars and subject to the conditions specified hereunder :**

#### TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

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

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

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

Location plan [296WFAW/1], Proposed Landform [296WFAW/3 Rev A], Cross sections [296WFAW/4 Rev A], CTMP V1.3 dated November 2021 and FRA [193224/FRA] dated May 2021 by AA Environmental Ltd.

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

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

3. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
  - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
  - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

4. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in section 6 of the Preliminary Ecological Appraisal by Windrush Ecology dated 26th March 2021 unless otherwise agreed in writing by the Local Planning Authority.

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

5. No sound-amplifying equipment shall be installed or operated on the premises without the prior written consent of the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

6. No external lights/floodlights shall be erected on the land without the prior express planning permission of the Local Planning Authority.



Reason : To protect the amenities of nearby residents, safeguard the visual amenities of the rural locality and to comply with Policy SS2 of the South Northamptonshire Local Plan.

7. If, during development, archaeological remains not previously identified are found to be present at the site, no further development shall be carried out until full details of an archaeological strategy (Written scheme of Investigation) detailing how the unsuspected remains shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved strategy.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16).

8. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 07.30 to 17.00 Monday to Friday and 07.30 to 12.30 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy SS2 of the South Northamptonshire Local Plan.

9. The development shall proceed in accordance with the Flood Risk Assessment prepared by AA Environmental Ltd received May 2021 accompanying the application unless otherwise previously approved in writing by the Local Planning Authority.

Reason : To protect the development and its occupants from the increased risk of flooding in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy and Government advice in Section 14 of the National Planning Policy Framework.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

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

11. All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason : To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy

and Government guidance contained within Section 15 of the National Planning Policy Framework.

### **Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 4 of the National Planning Policy Framework**

In accordance with the above, WEST NORTHAMPTONSHIRE COUNCIL has worked with the applicant in a positive and creative way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on 'Negotiating Submitted Applications'. Where the applicant chooses to engage in pre-application discussions, the outcome of these will be referred to in the application report. In responding to pre-application enquires and determining formal applications, WEST NORTHAMPTONSHIRE COUNCIL always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

### **CONDITIONS**

The applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

### **Material Samples**

Please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.



Jim Newton - Assistant Director - Growth, Climate and Regeneration

Checked by:	TH (Officer initials)
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## NOTES TO APPLICANTS :

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

**If you want to appeal against your local planning authority's decision then you must do so within 6 months (12 weeks in the case of householder or minor commercial development) of the date of this notice *\*(see exceptions below)***

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

*\*If this decision relates to the same or substantially the same land and development as is already the subject of an **enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so **within 28 days of the date of this notice**. \**

*\*If an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:*

***28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.** \**

## **PURCHASE NOTICE**

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

## **BUILDING REGULATIONS**

Any permission granted by this document relates solely to planning permission. Approval under the building regulations and other legislation may be required before works commence.

## Development Monitoring

To inform us of your intention to start development please call, e-mail, or return the tear off slip, at least 14 days prior to the commencement of work on site. This will assist the Council with its policy of monitoring development within the district. Please ensure that you have complied with any pre-commencement conditions, e.g. supplied materials for approval. We will also monitor the development against the approved plans, and compliance with any Conditions imposed on the permission.

Thank you in advance for your assistance in this matter.

Yours faithfully

Paul Seckington  
Development Services Manager

**Please complete the tear off slip (in block capitals) and return to the address below before commencing work**

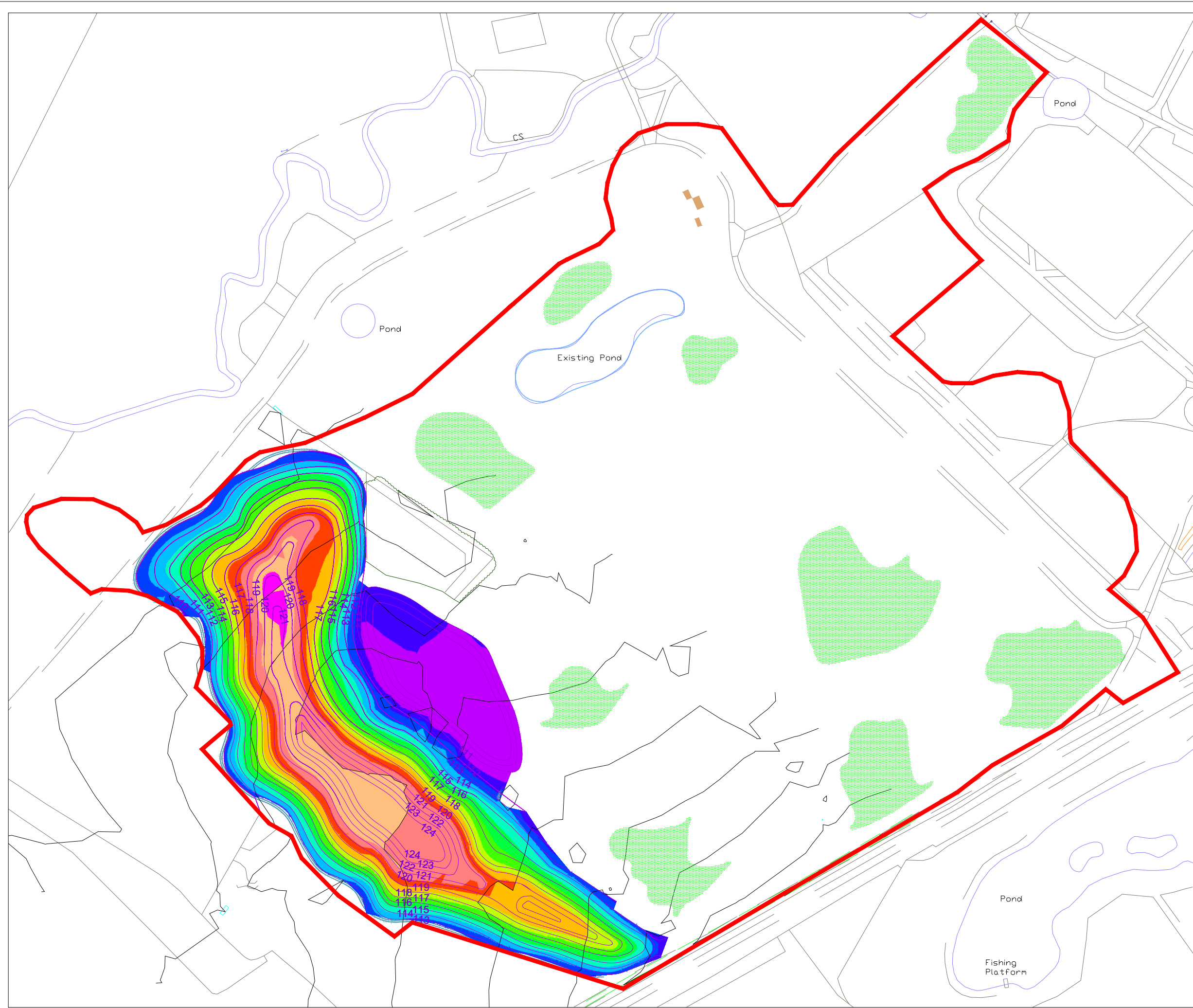
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Development Monitoring	From	(Name and Address):
WEST NORTHAMPTONSHIRE	Name	_____
COUNCIL	Address	_____
The Forum		_____
Moat Lane		_____
Towcester	Phone:	_____
Northants NN12 6AD		_____

**Please be advised that the following development is due to commence:**

**Planning Permission Ref: WNS/2021/0766/MAF**  
**Site Address: Washbrook Farm Welsh Road, Aston Le Walls,**  
**Northamptonshire, NN11 6RT**  
**Commencement Date: \_\_\_\_\_**

**APPENDIX B**  
**Earthworks Calculations and Drawings**



**Key:**

- Site Boundary
- Proposed Contours
- Existing Contours
- Ancillary Landscaping Mounds

Cut/ Fill Depth Range (m)		Volume (%)	Volume (m <sup>3</sup> )
-1.00	0.00	11.1%	3907.17
0.00	1.00	4.8%	1711.97
1.00	2.00	7.0%	2464.18
2.00	3.00	9.0%	3177.98
3.00	4.00	8.3%	2911.13
4.00	5.00	8.1%	2830.71
5.00	6.00	7.9%	2782.10
6.00	7.00	7.8%	2735.18
7.00	8.00	9.1%	3210.84
8.00	9.00	6.9%	2424.12
9.00	10.00	10.6%	3718.01
10.00	11.00	8.3%	2910.33
11.00	12.00	0.9%	305.72

- Notes:**
1. Acoustic bund and lake fill volume = 183,736 cu m
  2. Acoustic bund and lake cut volume = 1,805 cu m
  3. Ancillary landscaping mounds fill volume = 27,275 cu m
  4. Ancillary landscaping mounds cut volume = 1,713 cu m

Rev.	Details	Drawn Chkd.	Date
Project <b>193224</b> <b>Aston Le Walls</b>			
Title <b>Proposed Earthworks Isopleth Plan</b>			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale 1:2,000@A3	Date Aug'22	Drg. No. 193224/EAR/D/001	Rev.

**APPENDIX C  
Construction Costs**



## Aston le Walls

Programme For Import		
Volume Required	206,931	m3
Number of Lorry Loads	24,344.82	Loads
Average Loads Per Day	100.00	Loads
Number of Days	243.45	Days
Number of Weeks	50.00	Weeks

Site development costs	Number	Unit	Cost	Total	Notes
Haul Routes Including improvements - For Wheel wash/Entrance	1	Sum	£10,000.00	£12,500.00	
Welfare Set Up	50.00	weeks	£300.00	£15,000.00	
Topsoil Strip and Stockpile	1.00	sum	£15,000.00	£15,000.00	
Wheel Wash Install/Dismantle	1	Sum	£10,000.00	£10,000.00	
Project Manager	52.00	weeks	£375.00	£19,500.00	
Site Foreman	52.00	weeks	£750.00	£39,000.00	
Dust Control - Dumper and bowser	52.00	weeks	£250.00	£13,000.00	
Wheel Wash and Spinner	50.00	Item	£250.00	£12,500.00	
Wheel Wash and Spinner Maintenance	50.00	weeks	£50.00	£2,500.00	
Fuel bowser Plus Bunding	50.00	weeks	£120.00	£6,000.00	
Electric Generator	50.00	Weeks	£200.00	£10,000.00	
Road sweeper	26.00	weeks	£600.00	£15,600.00	
Monthly SHE Visits	12.00	months	£450.00	£5,400.00	
Monthly Engineering Visits and testing	12.00	months	£1,000.00	£12,000.00	
<b>Total Cost</b>				<b>£188,000.00</b>	

TOTAL CONSTRUCTION COSTS	Number	Unit	Cost	Total	Notes
Earthwork costs	1	Sum	£1,644,482.50	£1,644,482.50	
Track costs and landscaping	1	Sum	£177,345.58	£177,345.58	
Site development costs	1	Sum	£188,000.00	£188,000.00	
<b>Total Cost</b>				<b>£2,009,828.08</b>	

**Aston Le Walls Redevelopment**

**Earthwork Costs Excluding Set Up, Welfare, Road Sweeper, Haul Roads (All Elsewhere)**

Volume Required	206,931 m3
Number of Lorry Loads	24,344.82 Loads
Average Loads Per Day	100.00 Loads
Number of Days	243.45 Days
Number of Weeks	48.69 Weeks

<u>Description</u>	<u>Number of Weeks</u>	<u>Cost</u>	<u>Unit</u>	<u>Cost</u>	<u>Notes</u>
Class 2 Material Procurement	206,931	£ 7.50	m3	£1,551,982.50	
D6 Dozer	50.00	£1,000.00	Per week	£50,000.00	
20 T Excavator	50.00	£850.00	Per week	£42,500.00	
<b>Total Cost</b>				<b>£1,644,482.50</b>	



# elmtree

## Equestrian

Aston Le Walls Equestrian Centre		TOTAL:	£	212,814.67
Site Address:	Washbrook Farm, Welsh Road, Aston Le Walls, Daventry, Northamptonshire, NN11 6RT			Including VAT
Reference:	21032			
Date:	22/04/2022			
Valid Until:	06/05/2022			

Contact: Bruce Clark  
 Position: Director  
 Telephone: 07808 311 614  
 Email: [Bruce@elmtreeconstruction.co.uk](mailto:Bruce@elmtreeconstruction.co.uk)

SUMMARY - All prices are subject to current VAT rate.

Arena Excluding Surface	£	125,702.35
Surface Option Including Installation	£	40,330.00
Contractor Preliminaries	£	11,313.21
<b>TOTAL EXCLUDING VAT</b>	£	<b>177,345.56</b>
VAT 20%	£	<b>35,469.11</b>
<b>TOTAL INCLUDING VAT</b>	£	<b>212,814.67</b>

### ARENA ITEMISED BREAKDOWN

Length	2000.00 m
Width	3.00 m
Area including widening	7300.00 m <sup>2</sup>

Item	Description	Quantity	Unit	Rate	Value
<b>Earthworks &amp; Drainage</b>					
1	Cut & fill to create Road box	7300.00	m <sup>2</sup>	£ 3.50	£ 25,550.00
2	Excavate drain runs	117.00	m <sup>3</sup>	£ 35.00	£ 4,095.00
3	Polypipe 110mm UG430 estimated	2600.00	m	£ 5.00	£ 13,000.00
4	Backfill drainage trenches with shingle	150.00	Tonne	£ 15.00	£ 2,250.00
5	Black Rhino Polypropylene membrane 440m <sup>2</sup> roll	18.25	No.	£ 222.30	£ 4,056.98
6	Trivera membrane 440m <sup>2</sup> roll	18.25	No.	£ 565.50	£ 10,320.38
7	Installation of membranes	7300.00	m <sup>2</sup>	£ 2.50	£ 18,250.00
8	40-75mm stone (Primary or clean recycled)	2190.00	Tonne	£ 22.00	£ 48,180.00
<b>Riding Surface</b>					
21	Supply of Redhill fines sand	800.00	Tonnes	£ 35.00	£ 28,000.00
22	Clopf Fibre	60.00	Bales	£ 23.00	£ 1,380.00
23	Level, compact and grade surface	7300.00	m <sup>2</sup>	£ 1.50	£ 10,950.00
					£ 40,330.00

### Notes:

- No allowance for installation of utilities; water or power
- Riding surface guarantees and warranties are provided by the manufacturer, not Elmtree.
- Timber used for fencing is a living product, is not covered against warping or bending due to weather conditions.
- An irrigation system is always recommended on unwaxed surfaces, Elmtree are not responsible for arena location or suitability/availability of
- Works subject to current restrictions and guidelines
- Base stone is not washed

- 7 No inclusion of stone/sand blinding layer to top of base stone
- 8 Correct maintenance equipment, ideally recommended by the surface supplier, must be accounted for in budgeting.
- 9 Incorrect maintenance equipment can result in reduced surface performance and separate on elements in unwaxed surfaces.



**APPENDIX D**  
**Quotation for Non-Waste Materials**

# CLARK CONTRACTING LTD

Brentford Grange Farm,  
Beaconsfield Road,  
Coleshill,  
Amersham,  
Bucks HP7 0JU  
Tel: (01494) 431871  
Fax: (01494) 431872  
Web: [www.clark-contracting.co.uk](http://www.clark-contracting.co.uk)

Mr Nigel Taylor  
Washbrook Farm  
Aston le Walls  
Daventry  
Northants  
NN11 6RT

4<sup>th</sup> July 2022

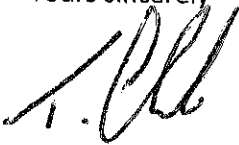
Dear Nigel

Many thanks for the opportunity to quote for the provision of either Class 2 or Class 1 (recycled material) as determined in the Specification for Highway Works. It is understood that you require of 225,000 cu m delivered in a 2 year period. We would provide this material certified (in line with WRAP requirements) and can advise that we will have capacity from our various sites and supply partners.

Due to the volume required we can offer the material at £7.50 per cu m as delivered. It is anticipated that a minimum of 700 cu m would be required to be supplied a day.

If you require other materials including stone, sand and soil then please do not hesitate to contact us.

Yours sincerely



Tim Clark

**APPENDIX E**  
**Financial Assessment Spreadsheet**

INCOME EXPENDITURE DETAIL		ANNUAL INCOME / EXPENDITURE DETAILS																
<b>LOAN DETAILS</b>		<b>LOAN DETAILS</b>																
Loan Amount	£ 2,010,000.00	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7										
Interest Rate (Fixed)	5.0%	£ 100,500.00	£ 105,525.00	£ 85,801.25	£ 65,091.31	£ 43,345.88	£ 20,513.17	£ -										
Minimum Capital Re-payment Amount	£ 500,000.00	£ -	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 430,776.61	£ -										
		£ 2,110,500.00	£ 1,716,025.00	£ 1,301,826.25	£ 866,917.56	£ 410,263.44	£ -	£ -										
		£ -	£ 605,525.00	£ 585,801.25	£ 565,091.31	£ 543,345.88	£ 451,289.78	£ -										
<b>Income From Operation (Derived from BP - Income from 1st Year Post Development)</b>		£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00										
Profit Before Debt Repayment		£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00										
Debt Repayment		£ -	£ 605,525.00	£ 585,801.25	£ 565,091.31	£ 543,345.88	£ 451,289.78	£ -										
Profit Before Tax		£ -	£ 107,475.00	£ 127,198.75	£ 147,908.69	£ 169,654.12	£ 261,710.22	£ 713,000.00										
Total cumulative debt paid		£ -	£ 605,525.00	£ 1,191,326.25	£ 1,756,417.56	£ 2,299,763.44	£ 2,751,053.23	£ 2,751,053.23										
Cumulative profit / loss		£ -	£ 107,475.00	£ 234,673.75	£ 382,582.44	£ 552,236.56	£ 813,946.77	£ 1,526,946.77										





INCOME EXPENDITURE DETAIL		ANNUAL INCOME / EXPENDITURE DETAILS														
<b>LOAN DETAILS</b>		<b>LOAN DETAILS</b>														
Loan Amount	£ 2,010,000.00	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9						
Interest Rate (Fixed)	6.0%	a) Annual Interest	£ 120,600.00	£ 127,836.00	£ 105,506.16	£ 81,836.53	£ 56,746.72	£ 30,151.52	£ 1,960.62	£ -	£ -					
Minimum Capital Re-payment Amount	£ 500,000.00	b) Capital re-payment	£ -	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 34,637.55	£ -	£ -					
		Residual Debt (prev. yr debt + a) - b)	£ 2,130,600.00	£ 1,758,436.00	£ 1,363,942.16	£ 945,778.69	£ 502,525.41	£ 32,676.94	£ -	£ -	£ -					
		Total debt repayment	£ -	£ 627,836.00	£ 605,506.16	£ 581,836.53	£ 556,746.72	£ 530,151.52	£ 36,598.17	£ -	£ -					
<b>Income From Operation (Derived from BP - Income from 1st Year Post Development)</b>			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00					
Profit Before Debt Repayment			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00					
Debt Repayment			£ -	£ 627,836.00	£ 605,506.16	£ 581,836.53	£ 556,746.72	£ 530,151.52	£ 36,598.17	£ -	£ -					
Profit Before Tax			£ -	£ 85,164.00	£ 107,493.84	£ 131,163.47	£ 156,253.28	£ 182,848.48	£ 676,401.83	£ 713,000.00	£ 713,000.00					
Total cumulative debt paid			£ -	£ 627,836.00	£ 1,233,342.16	£ 1,815,178.69	£ 2,371,925.41	£ 2,902,076.94	£ 2,938,675.10	£ 2,938,675.10	£ 2,938,675.10					
Cumulative profit / loss			£ -	£ 85,164.00	£ 192,657.84	£ 323,821.31	£ 480,074.59	£ 662,923.06	£ 1,339,324.90	£ 2,052,324.90	£ 2,765,324.90					



INCOME EXPENDITURE DETAIL		ANNUAL INCOME / EXPENDITURE DETAILS													
<b>LOAN DETAILS</b>		<b>LOAN DETAILS</b>													
Loan Amount	£ 2,010,000.00	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10				
Interest Rate (Fixed)	8.0%	a) Annual Interest	£ 160,800.00	£ 173,664.00	£ 147,557.12	£ 119,361.69	£ 88,910.62	£ 56,023.47	£ 20,505.35	£ 17,854.20	£ -	£ -			
Minimum Capital Re-payment Amount	£ 500,000.00	b) Capital re-payment	£ -	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 223,177.44	£ -	£ -			
		Residual Debt (prev. yr debt + a) - b)	£ 2,170,800.00	£ 1,844,464.00	£ 1,492,021.12	£ 1,111,382.81	£ 700,293.43	£ 256,316.91	£ 223,177.44	£ -	£ -	£ -			
		Total debt repayment	£ -	£ 673,664.00	£ 647,557.12	£ 619,361.69	£ 588,910.62	£ 556,023.47	£ 520,505.35	£ 241,031.64	£ -	£ -			
<b>Income From Operation (Derived from BP - Income from 1st Year Post Development)</b>			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00			
Profit Before Debt Repayment			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00			
Debt Repayment			£ -	£ 673,664.00	£ 647,557.12	£ 619,361.69	£ 588,910.62	£ 556,023.47	£ 520,505.35	£ 241,031.64	£ -	£ -			
Profit Before Tax			£ -	£ 39,336.00	£ 65,442.88	£ 93,638.31	£ 124,089.38	£ 156,976.53	£ 192,494.65	£ 471,968.36	£ 713,000.00	£ 713,000.00			
Total cumulative debt paid			£ -	£ 673,664.00	£ 1,321,221.12	£ 1,940,582.81	£ 2,529,493.43	£ 3,085,516.91	£ 3,606,022.26	£ 3,847,053.90	£ 3,847,053.90	£ 3,847,053.90			
Cumulative profit / loss			£ -	£ 39,336.00	£ 104,778.88	£ 198,417.19	£ 322,506.57	£ 479,483.09	£ 671,977.74	£ 1,143,946.10	£ 1,856,946.10	£ 2,569,946.10			



INCOME EXPENDITURE DETAIL		ANNUAL INCOME / EXPENDITURE DETAILS															
<b>LOAN DETAILS</b>		<b>LOAN DETAILS</b>															
Loan Amount	£ 2,010,000.00	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10						
Interest Rate (Fixed)	10.0%	a) Annual Interest	£ 201,000.00	£ 221,100.00	£ 198,210.00	£ 168,031.00	£ 134,834.10	£ 98,317.51	£ 58,149.26	£ 13,964.19	£ -						
Minimum Capital Re-payment Amount	£ 450,000.00	b) Capital re-payment	£ -	£ 450,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 500,000.00	£ 153,606.06	£ -						
		Residual Debt (prev. yr debt + a) - b)	£ 2,211,000.00	£ 1,982,100.00	£ 1,680,310.00	£ 1,348,341.00	£ 983,175.10	£ 581,492.61	£ 139,641.87	£ -	£ -						
		Total debt repayment	£ -	£ 671,100.00	£ 698,210.00	£ 668,031.00	£ 634,834.10	£ 598,317.51	£ 558,149.26	£ 167,570.25	£ -						
<b>Income From Operation (Derived from BP - Income from 1st Year Post Development)</b>			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00						
Profit Before Debt Repayment			£ -	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00	£ 713,000.00						
Debt Repayment			£ -	£ 671,100.00	£ 698,210.00	£ 668,031.00	£ 634,834.10	£ 598,317.51	£ 558,149.26	£ 167,570.25	£ -						
Profit Before Tax			£ -	£ 41,900.00	£ 14,790.00	£ 44,969.00	£ 78,165.90	£ 114,682.49	£ 154,850.74	£ 545,429.75	£ 713,000.00						
Total cumulative debt paid			£ -	£ 671,100.00	£ 1,369,310.00	£ 2,037,341.00	£ 2,672,175.10	£ 3,270,492.61	£ 3,828,641.87	£ 3,996,212.12	£ 3,996,212.12						
Cumulative profit / loss			£ -	£ 41,900.00	£ 56,690.00	£ 101,659.00	£ 179,824.90	£ 294,507.39	£ 449,358.13	£ 994,787.88	£ 1,707,787.88						

