

Item No 09:-

16/04208/FUL (CD.4931/2/J)

**Farncombe Estate
Willersey Hill
Willersey
Gloucestershire
WR12 7LJ**

Item No 09:-

**Use of land for outdoor pursuits associated with existing leisure uses on site
at Farncombe Estate
Willersey Hill Willersey**

Full Application 16/04208/FUL (CD.4931/2/J)	
Applicant:	Farncombe Estate Holdings Ltd
Agent:	Evans Jones Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	14th December 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Economic Development in Rural Areas
- (b) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty
- (c) Noise and Disturbance

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Annett due to the strong local concerns about potential noise and disturbance.

1. Site Description:

The application site forms part of Farncombe Estate which occupies a hillside location approximately 500m to the south of the village of Willersey. The estate extends to approximately 138 hectares in area. The application site occupies approximately 31 hectares of the estate.

The application site contains the main estate buildings including a Grade II Listed Building (Foxhill Manor). The terrace revetment and steps to the rear of Foxhill Manor are also subject to their own Grade II listing. Other buildings within the site are primarily post war in date. The buildings sit amongst a mix of parkland, agricultural fields and woodland.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

A Public Right of Way (HWY12) extends in a roughly north east to south west direction through the centre of the application site. A second Public Right of Way (HWY14) extends from the B4632 to the west of the application site along fields to a point where it joins HWY12 in the south west corner of the application site. A third Public Right of Way (HWY15) extends outside but adjacent to the south eastern boundary of the application site.

The application site is bordered by agricultural and estate land to its north east, northwest and south west. The south eastern boundary of the site adjoins the edge of a golf course belonging to Broadway Golf Club. Most of the golf course extends over Willersey Hill Camp Scheduled Ancient Monument (SAM). The south east boundary of the application lies approximately 150m from the edge of the SAM.

2. Relevant Planning History:

Farncombe Estate

CD.4931/1/R Erection of a building for conferences, seminars and other social uses (lecture theatre) revised scheme Granted 1st December 1998

CD.4931/1/W Construction of a single storey building to provide 32 units of accommodation for delegates attending on site training events Appeal Allowed 9th June 2003

CD.4931/1/X Erection of single storey extensions to improve ancillary training functions, creation of disabled access and cladding of external walls with timber boarding - Smallbrook Conference Centre Granted 23rd May 2007

CD.4931/1/W Change of use of offices to training delegate accommodation Granted 23rd May 2007

13/03437/FUL Change of use of six en-suite bedrooms and associated parking from accommodation for short stay trainees (Sui Generis) to C1 use class (Hotels) Granted 2013

13/03436/FUL Change of use of 32 bed-room accommodation buildings (Maudslay Court), together with immediate gardens and associated parking, from delegate accommodation (Sui Generis) to C1 use class (hotels) Granted 2013

13/03439/FUL Removal of Condition 2 (use in connection with Foxhill Manor) and Condition 3 (use in connection with training and office uses at the complex) of permission CD.4931/1/R to allow 'open market' conference, seminar, lecture and social use Granted 2013

13/03440/FUL Removal of Condition 2 (use in connection with Foxhill Manor) and Condition 3 (use in connection with training and office uses at the complex) of permission CD.4931/1/L to allow 'open market' conference, seminar and lecture use Granted 2013

13/03441/FUL Change of use of nine en-suite bedrooms and associated parking from security trainee accommodation (sui generis) to C1 use class (Hotels) Granted 2013

16/02025/FUL Use of land for the siting of 5 Shepherds Huts (Class C1 Use), ancillary works and associated landscaping. Granted 2016

Foxhill Manor

13/03449/FUL Change of use of Manor House and immediate gardens to C1 (hotel) with eight en-suite bedrooms and use of ground floor for weddings, and corporate and private events, together with associated parking Granted 2013

13/03450/LBC Internal and external alterations to facilitate change of use of Manor House and immediate gardens to C1 (hotel) with eight en-suite bedrooms and use of ground floor for weddings, and corporate and private events, together with associated parking Granted 2013

13/05185/LBC Repair and replacement of existing stone steps to rear garden using new locally sourced stone to match existing where new stone needs to be pieced in Granted 2014

3. Planning Policies:

LPR05 Pollution and Safety

LPR19 Development outside Development Boundaries

LPR24 Employment Uses

LPR38 Accessibility to & within New Development

LPR39 Parking Provision

LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 NPPF National Planning Policy Framework

4. Observations of Consultees:

Gloucestershire County Council Highways:

No response to date

Environmental Health:

No objection subject to conditions

Wychavon District Council:

'No objections to the proposal but ask that its impact on the Area of Outstanding Natural Beauty and general amenity value of the area are carefully considered.'

5. View of Town/Parish Council:

Object

'While the PC has no objection to leisure activities at Farncombe Estates the councillors were strongly opposed to the plan to expand and bring the activities nearer to the village. The noise from both quad-biking and clay pigeon shooting would be extremely intrusive.

The PC was particularly concerned that people's right to the tranquillity of the countryside would be destroyed. This is one of the recognised special qualities of The Cotswolds which is AONB.

The Management Plan 2013-18 confirms the Special Qualities of the Cotswolds as including "the tranquillity of the area" and "Tranquillity is very difficult to define but is essentially the absence of inappropriate noise, development, visual clutter and pollution, "a feeling of being away from it all."

Accordingly Policy DTP1 of the Management Plan states that in forming a decision on applications Council's should consider the impact on tranquillity. Willersey PC is convinced that the impact would be significant.

Such impact is not only in relation to those living locally but, should also consider those using the local footpath network for the benefit of the quiet enjoyment of the countryside. Therefore, the sensitivity of this area to the introduction of any new levels of noise above background ambient levels is particularly high. Unless the Council can be confident that levels of noise can be strictly contained and controlled, the PC asks that a refusal of the application is given.

On 12th July Farncombe estates held a music event and as a consequence the PC was swamped by complaints. These complaints were sent onto Glen MacLennan at CDC. It was clear from this incident that the lie/shape of the land contributed significantly to the amplification of the sound into the surrounding countryside straight into the village area. The effect of the noise from quadbikes and clay pigeon shooting would be amplified in just the same way.'

6. Other Representations:

26 letters of objection received. Main grounds of objection are:

i) Our house is within 500 metres of the estate of Farncombe. The estate has shared access rights across our private road. The house is affected by the prevailing south westerly wind. It is with great concern we feel the noise from the shooting will carry across the field towards our

house. The frequency of the shooting events and the size of events is also a concern. We wish to ask that this pursuit is regulated to be as infrequent as possible if not at all.

ii) Adverse impact on AONB. Development should only be permitted in ways that enhance the AONB. We have inherited something very special which should not be spoiled. The management plan for the Cotswolds AONB aims to protect and value havens of tranquillity for everybody.

iii) The noise of the clay pigeon shooting will negatively impact the nearby village of Willersey as well as scaring wildlife. Fumes and noise from the proposed quad biking trails will pollute and destroy this tranquillity.

iv) The clay pigeon shooting will result in an unacceptable level of noise intrusion on the local residents.

v) The quad bikes and segways will generate noise and fumes and have the potential to generate dust. The development is unsuitable for this area.

vi) In recent years Farncombe Estate has continued to expand virtually unchecked, impacting an Area of Outstanding Natural Beauty with the continued growth of the Estate. The noise from both the quad biking and clay pigeon shooting will negatively impact the entire village of Willersey.

vii) Current facilities cause noise pollution and disruption. The clay pigeon shooting and quad bikes echo across the hillside and is extremely annoying at all times. These activities will increase and the noise will be unbearable.

viii) It will spoil the special beauty of the escarpment. This is not in keeping with the area and it will be an eyesore.

ix) It will scar an otherwise beautiful area.

x) As a resident living down the hill from the location the noise from events such as weddings, parties and fairly regular fireworks displays is extremely intrusive and that the local terrain seems to funnel noise downhill for a long distance at very noticeable levels. Whereas I accept that this is part and parcel of the core business this is an annoyance albeit, at the current levels, a generally tolerable one. However, the proposed activities are not a core necessity, merely an addition to the leisure facilities on offer and therefore they are neither acceptable nor necessary in the form proposed.

xi) There could be up to 100 shots in each double session so in an eight hour activity day that could be up to 800 shots. There is no way such a level of activity or even a significant part of it could be anything but a major irritation to the local community even if it did not technically contravene any regulations or decibel ratings.

xii) To argue that this is to the public benefit by promoting healthy active lifestyles beggars belief considering the sedentary nature of the proposed activities.

xiii) Increase in traffic

xiv) Damage to ground on which quad bikes are ridden. Will damage flora.

xv) We can hear clay pigeon shooting at Childswickham 2-3 miles away and from Campden Estate so to suggest noise from shooting on Farncombe Estate will not be intrusive is unfounded.

xvi) Proposed levels of noise pollution emanating from this open, elevated position above the village is far too intrusive and not in keeping with the conservation area and AONB status of the area.

xvii) Proposed development is considered not to be sustainable development, due to its significant deleterious impact on the social and environmental well-being of the area.

xviii) The three main purposes of the Cotswolds AONB are to conserve and enhance the natural beauty of the landscape, to meet the need for quiet enjoyment of the countryside and to have regard to the interests of those who live and work there. The leisure pursuit of clay pigeon shooting will fail to meet the need for quiet enjoyment of the countryside. The leisure pursuit of quad biking will fail to meet the need of quiet enjoyment of the countryside and poses a risk to the conservation and enhancement of the natural beauty of the landscape.

xix) The proposed development does not conform to the strategic objectives in the emerging Local Plan for the Natural and Historic Environment.

xx) Broadway Golf Club contains a Scheduled Ancient Monument and as such the proposed development does not enhance nor assist in the protection of this important heritage asset site nor does it contribute to the provision and enhancement of green infrastructure.

xxi) The proposal conflicts with Paragraphs 109, 115, 118 and 123 of the NPPF.

xxii) The proposal is considered to be major development given the sensitive nature of the area and does not satisfy the exception requirements set out in National Guidance in respect of development in an AONB. It cannot be the case that this proposal is in the public interest.

xxiii) The nature of these leisure pursuits is such that they are proposals that could result in significant habitat fragmentation and loss of ecological connectivity. The proposal will also have a detrimental impact on protected species.

xxiv) The proposal is not in accordance with Policy EC10 as the proposal does not have a functional relationship and special affinity with the historic and natural heritage of the area. The proposal for clay pigeon shooting also fails to meet the test concerning an identified opportunity not met by existing facilities - there is a site in Childswickham that meets this need. Quad biking is provided in Moreton-in-Marsh a far more sustainable location.

xxv) We are in the AONB which needs to be respected and preserved, not destroyed by leisure activities carving up the hillside with tracks for segways and quad bikes.

xxvi) We have to endure the fireworks and deal with stressed out animals occasionally so we really don't need this type of thing which would be a regular occurrence.

xxvii) Noise disturbance to local residents.

xxviii) Adverse impact on AONB for which tourists come to enjoy. Destruction of peace and tranquillity.

xxix) I would suggest that people riding around on quad bikes have little genuine interest in their being in the AONB, they just want to have fun riding the bikes. It shouldn't happen in the AONB. People who do have a genuine interest in the AONB will find this one fewer place that they can come for walks. Many people enjoy the peace and the views afforded by walking the area and now that enjoyment would be significantly diminished.

Cotswolds Conservation Board:

'The Cotswolds Conservation Board wishes to raise particular concern at the risk from noise from this proposed development.

The application has been supported by a noise report, but one of the recognised special qualities of any nationally protected landscape is the established quality of the tranquillity of the area. The Cotswolds AONB Management Plan 2013-18 confirms the Special Qualities of the Cotswolds as including "the tranquillity of the area" and "Tranquillity is very difficult to define but is essentially the absence of inappropriate noise, development, visual clutter and pollution, "a feeling of being away from it all."" Accordingly Policy DTP1 of the Management Plan states that in forming a decision on applications Council's should consider the impact on tranquillity.

Such impact is not only in relation to those living locally but, should also the consider those using the local footpath network for the benefit of the quiet enjoyment of the countryside. Therefore, the sensitivity of this area to the introduction of any new levels of noise above background ambient levels is particularly high. Unless the Council can be confident that levels of noise can be strictly contained and controlled, refusal of the application is recommended.'

Campaign to Protect Rural England: Object - see attached

7. Applicant's Supporting Information:

Noise Impact Assessment
Planning Statement

8. Officer's Assessment:

Background and Proposed Development

Up until June 2013 Farncombe Estate was occupied by Group 4 Security (G4S). Buildings on the estate were used to provide administrative offices, training facilities, accommodation and social activities in conjunction with G4S's business operations. Corporate conference events and leisure activities were also undertaken on the estate. Following the vacation of the site by G4S in 2013 the owners sought to diversify the use of the facilities on the estate in order to secure a long term income stream. A number of planning permissions were subsequently granted in September 2013

which enabled a number of buildings on the estate to be used as hotel, guest and hospitality accommodation as well as for conferences, meetings, receptions and seminars.

At the present time 77 en suite guest rooms are available across a range of buildings within the application site. Included within this total are 8 en suite rooms in Foxhill Manor, 5 shepherd's huts adjacent to Foxhill Manor and 32 en suite rooms in Maudslay Court. A further 38 en suite rooms can be found at Dormy House Hotel which forms part of Farncombe Estate but which is located approximately 750m to the south east of the current application site.

A total of 115 en suite bedrooms are therefore available across the estate as a whole. In addition, the estate also caters for wedding receptions, conferences and seminars. The estate provides 7 meeting rooms which have capacity for 200 people.

The estate currently employs 279 people and has a room occupancy rate of 80% so far in 2016. The applicant states that occupancy figures for 2016 are expected to be approximately 61,000 people with a further 60,000 non resident diners also attending the estate during the course of the year. These figures include the Dormy House Hotel which lies outside the application site.

The applicant is now seeking to provide further activities for people staying on the estate. The proposed activities include archery, air pistol shooting, a Segway safari, quad biking and clay pigeon shooting. Under their 'permitted development' rights the applicant can undertake the aforementioned activities for up to 28 days per year without the need for planning permission. However, as they wish to operate the activities for longer than the aforementioned allowance they have therefore applied for planning permission to extend the time period within which the proposed activities can be undertaken.

The proposed archery and air pistol shooting will be located on a field located to the west of Maudslay Court which is a 32 bed development allowed at appeal in 2003. A total of 2 to 6 people will be able to undertake the archery at any one time. Air pistol shooting will be limited to two people shooting at any one time. The two activities will not operate at the same time as one another.

The proposed Segway safari will be limited to 6 guests and a qualified instructor. The vehicles are electrically powered. The route extends around the western field and on roads/hard surfaces through the estate.

The clay pigeon shooting will take place on a field located approximately 70m to the north east of Foxhill Manor. The shooting will be restricted to one participant at a time with each participant firing 10 shots in total. A group booking (2-10 people) will last for approximately 1 hour.

The quad bike safari will last for approximately 1 hour and will consist of a maximum of 4 guests and an instructor. The proposed trail extends around the western field as well as the south western, south eastern and north eastern parts of the application site. The quad bike use will be supervised and will not involve racing or any sort of competitive activity.

No buildings, hard surfaces or other structures are proposed to be built to facilitate the provision of the proposed activities.

(a) Economic Development in Rural Areas

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. Development in such locations is primarily covered by Policy 19: Development Outside Development Boundaries of the aforementioned plan. Policy 19 can be supportive of 'development appropriate to a rural area' outside Development Boundaries subject to a number of criteria. These are that the development should not:

a) Result in new build open market housing other than that which would help to meet the social and economic needs of those living in rural area;

- b) Cause significant harm to existing patterns of development;
- c) Lead to a material increase in car-borne commuting;
- d) Adversely affect the vitality and viability of settlements; and
- e) Result in development that significantly compromises the principles of sustainable development.

The Notes for Guidance accompanying Policy 19 state that 'development necessary for appropriate sport, recreation, leisure or nature conservation' can fall within the definition of development appropriate to a rural area. Policy 19 indicates that recreation and leisure activities can therefore be acceptable uses in a rural area. In this particular instance the proposal is seeking to provide new recreation and leisure activities alongside an existing business operation which already provides tourist and visitor accommodation. The proposal is therefore seeking to diversify an existing rural business thereby assisting its long term vitality and viability. It is considered that the proposed uses are ones that can reasonably be described as being appropriate for a rural area.

In addition to Policy 19 the Council must also have regard to guidance in the National Planning Policy Framework (NPPF) when considering this application. Paragraph 28 of the NPPF states planning policies 'should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.' It goes on to state that planning should 'support the sustainable growth of all types of business and enterprise in rural areas' and 'promote the development and diversification of agricultural and other land-based rural businesses.' It is evident that current Government guidance seeks to support the rural economy and diversification of existing rural businesses.

In this instance the proposed activities will assist the economic viability of an existing business. The business currently employs 279 people and achieves a high bedroom occupancy rate. The business therefore makes a positive contribution to the local economy. The current proposal aims to provide additional activities and attractions for visitors thereby allowing the business to secure additional income streams in the future. In this respect it is considered that the proposal will assist the economic vitality and viability of the business which will in turn further benefit the local economy. This is considered to represent a significant benefit that weighs in favour of the proposed scheme. Notwithstanding this, it is also of note that the NPPF states that sustainable development has three elements - environmental, social and economic. Whilst the current proposal may have economic benefits it does not automatically follow that such benefits would outweigh the potential social or environmental impacts of the development. It is therefore necessary to balance the potential economic benefits of the proposal against its social and environmental impacts. These impacts will be considered in the following sections.

(b) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85 of the Countryside and Rights of Way Act 2000).

Paragraph 17 of the NPPF states that planning should recognise 'the intrinsic character and beauty of the countryside'

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.'

The application site is located on a hillside location on the north western side of the Cotswolds escarpment. The site comprises a range of historic and post war buildings set within a largely parkland setting. A range of car parks and roads also lie within the site. The south eastern and north eastern parts of the site are covered with woodland. Woodland also lies between Foxhill

Manor and the buildings to its north west. The westernmost part of the site consists of a field set to pasture. Native species hedging and deciduous trees form the south western, north western and north eastern boundaries to the field. The site as a whole does not have the character or appearance of undeveloped agricultural or forestry land. It consists of a range of buildings and associated infrastructure set within a managed setting.

The proposed development will not result in the erection of any new buildings on the site nor the creation of any hard surfaces. In terms of public view the activities on offer will only be readily visible from a section of Public Right of Way HWY12 where it passes through the estate. However, it is also of note that the section of the Right of Way that passes the main activity areas will primarily extend along metalled roads, past buildings and through a car park. The experience of footpath users is therefore already affected by existing estate infrastructure and activity. The proposed activities will run alongside existing estate operations and as such it is considered that there will not be a material impact on the experience of users of the Right of Way as they pass through the estate. The proposed activities are considered not to be out of character with the existing estate operation and as such would not have an adverse impact on the character or appearance of the AONB when viewed from HWY12.

With regard to other public views of the site it is evident that the western field, which will be the location of a number of the proposed activities, is bordered by established trees and hedgerows. The existing boundary vegetation screens the site from Right of Way HW14 and from the B4632 which is located approximately 400m to the north west. Views from Right of Way HWY15 which extends alongside the south east boundary are screened by woodland. The aforementioned Right of Way also runs alongside Broadway Golf Course which in itself gives the landscape a recreational character. In terms of its visual impact it is considered that the proposed activities will not have an adverse impact on the character or appearance of the AONB.

The main issue arising from the introduction of the proposed activities therefore concerns the potential impact of such activities on the tranquillity of the AONB. Policy DTP1 of the Cotswolds Conservation Board's Management Plan 2013-18 states that all planning decision-making processes should have regard to the statutory AONB Management Plan, and Position Statements, Landscape Strategies and Guidance issued by the Board, as well as a number of criteria in determining the acceptability of a proposed development in the Cotswolds AONB. One of the criteria is that development should have regard to the impact on tranquillity. The Board identifies 'tranquillity' as one of the 'special qualities of the Cotswolds'. However, it also goes on to state 'Tranquillity is very difficult to define but is essentially the absence of inappropriate noise, development, visual clutter and pollution, "a feeling of being away from it all".'

In this particular case the proposed activities will operate in connection with an existing established business which already generates a degree of general activity and noise. The site already attracts visitors, staff and deliveries which in turn affect the character of this part of the AONB. Vehicle movements, guest activity and general site management/maintenance already have an impact on the tranquillity of the area. The site is therefore already subject to a degree of activity which is above that which would be associated with an area of open countryside. As a consequence the change in the character of the locality arising from the proposed activities is considered to be minor. On balance it is considered that the proposed activities will not have an adverse impact on the tranquillity of the AONB.

The Council's Landscape Officer states;

'The site is located on the edge of the character area 2E Escarpment and is further refined as Winchcombe to Dover's Hill (Landscape Strategy and Guidelines for the Cotswolds AONB). The Cotswold Conservation Board has identified "increased leisure time resulting in tourism pressure at accessible escarpment vantage points and popular walks commencing from car park areas" as a local forces for change. The potential implications are "degradation of the landscape as a result of littering, path erosion, car parking and use off road vehicles" and "positive implications through income generation".'

I do not consider that the site is entirely typical of the 2E Escarpment character type as the landscape which surrounds the leisure complex has the appearance of parkland and, to some degree, the existing hotel complex detracts from the rural character. With this in mind I do not consider that the proposed activities would appear incongruous within this setting or detract any further from the landscape. In addition no buildings are proposed as part of this application and the existing car parking would be utilised.'

The proposed activities are of a limited size and will in effect be ancillary to the existing commercial use. The number of people undertaking the activities at any one time will be restricted and it is not proposed to open the activities to the general public. It is considered that the proposal does not constitute major development in the context of Paragraph 116 of the NPPF.

Overall, it is considered that the proposal will not have an adverse impact on the character or appearance of the AONB and is therefore in accordance with S85 of the Countryside and Rights of Way Act 2000 and Paragraphs 17, 109 and 115 of the NPPF.

(c) Noise and Disturbance

Of the activities proposed it is considered that the archery, pistol shooting and Segway safari will not cause any particular issues with regard to noise and disturbance. However, concerns have been raised by local residents about potential noise and disturbance arising from the proposed clay pigeon shooting and quad bike safari.

With regard to noise Local Plan Policy 5 states that permission will not be given for development that 'is likely to cause significant noise nuisance'.

Paragraph 123 of the NPPF states planning decisions should aim to 'avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.' It goes on to state that decisions should 'mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions' and 'identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for that reason.'

The applicant commissioned a Noise Impact Assessment (NIA) prior to submitting the application. The NIA recorded noise levels from both clay pigeon shooting and quad bike activity undertaken within the estate. The results of the NIA indicate that noise levels from the two activities fell below recognised acceptable levels. A section of the NIA is attached to this report for information. The Council's Environmental Health Section has examined the application and the accompanying NIA and raises no objection to the proposal subject to conditions.

In considering this application Officers have had regard to a planning permission granted by Planning Committee for clay pigeon shooting at Pinnock Wood Farm near Temple Guiting in July 2007 (13/00950/FUL). The application description was 'Retrospective application for change of use to a shooting school, retention of two sheds, two timber chalets, shipping/storage container, portaloo and eight shooting stands'. The permission was subject to conditions limiting operating hours and the need to keep a record of shooting events. Two of the conditions were;

'The site shall not be used for clay target shooting, except between the hours of 09.00 and 17.00 Monday to Saturday. There shall be no clay target shooting on Sundays. In addition, the clay target shooting shall take place for no more than 185 days per year, with no more than 5 shooting days in any one week.'

&

'The applicant, or any subsequent operator of the site, shall keep a record of the dates and times that clay target shooting takes place at the site for the two year period for which permission is granted. This record shall be made available on request to any Officer of the Local Planning Authority for the purposes of monitoring the use.'

The site at Pinnock Wood Farm is more isolated than the current application site. Whilst this means that it is more distant from other residential properties than the Farncombe Estate site it also means that the site lies in a quieter location with a lower level of background noise. The impact of the shooting would therefore be more evident than that undertaken at Farncombe Estate.

The applicant has agreed to conditions limiting the clay pigeon shooting to 185 days per year, with no more than 5 shooting days in any one week. Shooting will be restricted to 0900-1700 Monday to Saturday with no shooting taking place on Sundays or Bank Holidays.

With regard to the quad bike safari the applicant has also agreed to a condition stating that the quad bike use shall be supervised at all times by a qualified instructor and shall not be used for racing or competitive time trails.

The proposed activities are primarily aimed at guests staying at Farncombe Estate rather than the general public. The activities are intended to run alongside the existing guest facilities. Whilst the concerns of local residents are noted it must also be recognised that it would not be in the applicant's business interests to create an undue level of noise and disturbance on the site. An unacceptable level of noise and disturbance would detract from the experience of visitors to the estate to the detriment of the applicant's business. The current proposal is therefore intended to complement existing activities.

The nearest residential properties to the site are Warner's Farm and Christen Mares which are located approximately 140m and 120m from the application site respectively. The clay pigeon shooting will be located approximately 700m and 350m respectively from the two properties. Environmental Health Officers are satisfied that the activities can be undertaken without having an adverse impact on the amenity of the aforementioned dwellings. Dwellings in Willersey are located over 500m from the application site. Properties on the southern edge of the village also lie adjacent to the B4632 which in itself generates a degree of background noise. Overall, it is considered that the proposal could be undertaken without having a significant noise nuisance or causing an unacceptable level of disturbance. The proposal is therefore considered to accord with Local Plan Policy 5 and Paragraph 123 of the NPPF.

Other Matters

The proposed activities will lie within the vicinity of Foxhill Manor which is a Grade II Listed Building. The Council is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this instance Foxhill Manor is set within woodland and is therefore relatively well screened from other buildings and activities within the estate. The proposed activities will be distinct from the listed building and are considered not to have an adverse impact on its setting or its special character. The proposal is considered not to conflict with S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Section 12 of the NPPF.

The south eastern edge of the application site lies approximately 150m from a Scheduled Ancient Monument (SAM). The site is separated from the SAM by woodland and as such there will be no direct visual connectivity between the proposed activities and the SAM. Moreover, the SAM is currently covered by a golf course which has an impact on its overall character and appearance. It is considered that the proposal will not have an adverse impact on the setting of the SAM and accords with Section 12 of the NPPF in this respect.

The proposed activities will extend over existing estate roads and hard surfaces and over a mown field which has very limited ecological value. The quad bike safari will extend through woodland. However, it is proposed to utilise existing tracks and paths through the woods thereby minimising the impact of the proposal on local wildlife. No trees or hedgerows are proposed for removal. It is considered that the activities can be undertaken without having an adverse ecological impact in accordance with Local Plan Policy 9 and guidance in Paragraphs 109 and 118 of the NPPF.

In terms of traffic generation the proposed activities are primarily aimed at people already staying on the estate. The proposal will not therefore attract significant numbers of additional visitors to the site or result in a material increase in car borne commuting. The proposed activities will result the crossing of Public Right of Way HWY12. However, the Right of Way extends along metalled roads and a car park and is therefore already utilised by a number of vehicles. Footpath users will therefore already be aware of vehicle activity along the Right of Way. Gloucestershire County Council was notified of the application but have not provided a response to date. On balance it is considered that the proposed activities can be undertaken without having an adverse impact on highway safety.

9. Conclusion:

Overall, it is considered that the proposed activities will assist the vitality and viability of an existing established business. The proposed activities complement the existing activities undertaken on Farncombe Estate and will have economic benefits for the local economy. These benefits are considered to weigh in favour of the proposed scheme. The proposed activities could also be undertaken without having an adverse impact on the character or appearance of the AONB or its tranquillity. The Council's Environmental Health Section is also satisfied that the activities could be undertaken without causing an unacceptable level of noise or disturbance. It is therefore considered that the proposed scheme is acceptable subject to the following conditions:

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

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

The development hereby approved shall be carried out in accordance with the following drawing number(s): 12690 6-1, 12690 7-1,

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The site shall not be used for clay target shooting, except between the hours of 09.00 and 17.00 Monday to Saturday. There shall be no clay target shooting on Sundays, Bank Holidays or Public Holiday. In addition, the clay target shooting shall take place for no more than 185 days per year, with no more than 5 shooting days in any one week.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

The Noise limit for the proposed development shall not exceed an off-site mean Shooting Noise Level (mean SNL) of 55 dB.' -

The SNL shall be calculated from measurement of the shooting noise as follows: The SNL shall be obtained by measuring and identifying the highest 25 shots, each as an LAF(MAX) in any continuous 30 minute period, then taking a logarithmic average of these 25 shots. The measurements shall be taken at a free field location within a residential curtilage, or at a proxy location taken to represent levels within a residential curtilage. For the purpose of demonstrating compliance with the condition, any such proxy location shall be agreed in writing with local planning authority.

In all other respects the measurement of the off-site Clay Target Shooting Noise Level (SNL) shall comply with the provisions of the Chartered Institute of Environmental Health (CIEH) 'Guidance on the Control of Noise - Clay Target Shooting' (Jan 2003)

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

The uses hereby permitted shall only operate for pre-booked, organised groups, and parties, including guests staying at one of the hotels on site (including shepherds huts) and shall not be open to the general public for casual or other uses.

No motorised vehicle shall be used on site unless it is fitted with a road legal silencer.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

The quad bike safari use hereby approved shall not at any time be used for racing, or competitive time trails. The use of Quad bikes and Segways shall be supervised at all times by a trained operator who shall accompany and supervise the guests for the duration of the quad safari.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

No shooting should take place in the direction of any Public Right of Way (or any building with public access) that is within 275 metres (300 yards) of the shooting position.

Reason: To protect the safety of users of the Public Rights of Way and the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

The applicant, or any subsequent operator of the site, shall keep a record of the dates and times that clay target shooting takes place. This record shall be made available on request to any Officer of the Local Planning Authority for the purposes of monitoring the use.

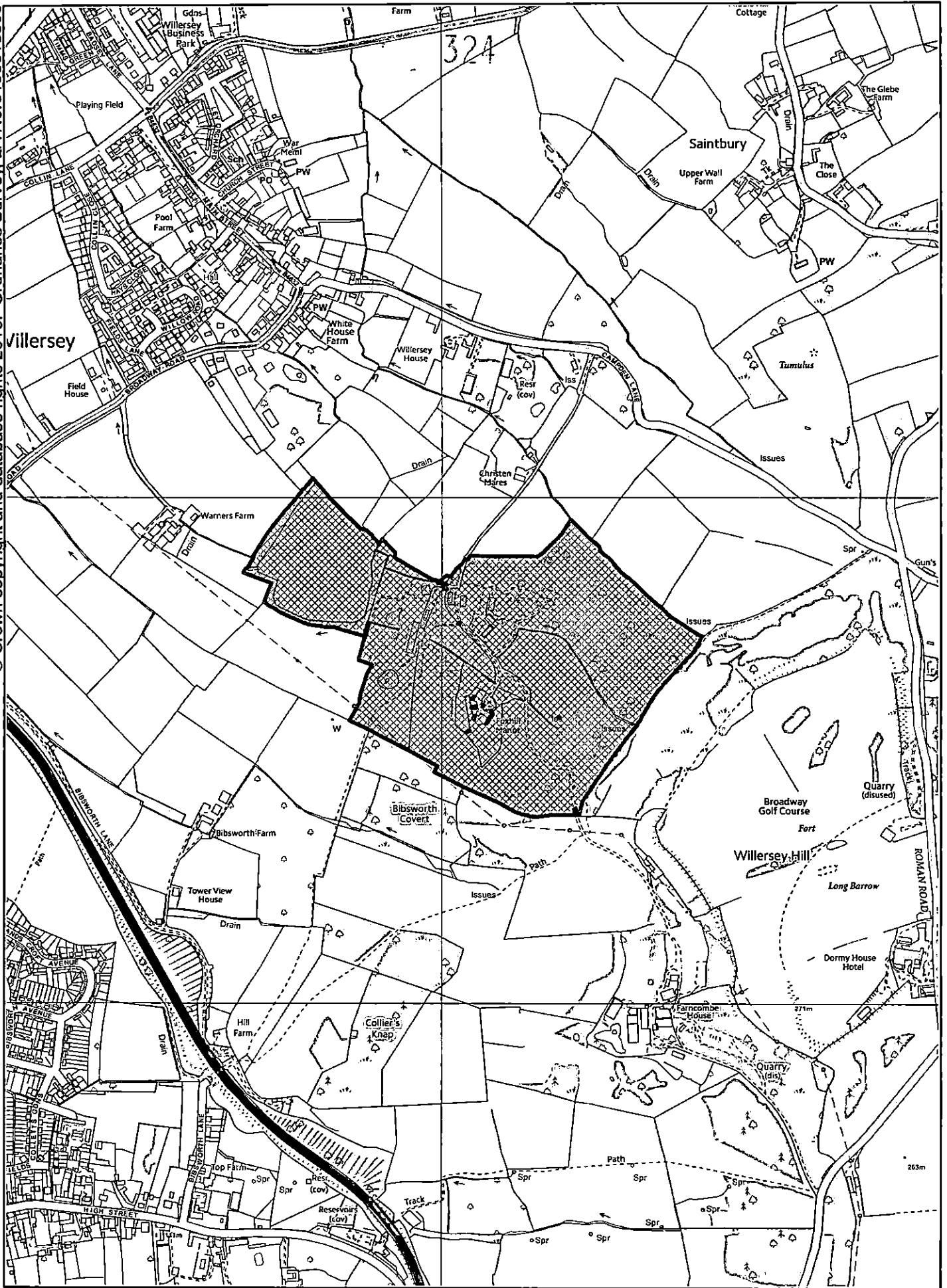
Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

No loud speaker system or amplified music system or any other source of amplified noise, including horns, sirens etc, shall be used in association with any of the approved activities on site at any time.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and Paragraph 123 of the National Planning Policy Framework.

Informatives:

The shooting activity must comply with the Chartered Institute of Environmental Health's Clay Target Shooting "Guide on the Control of Noise" (Jan 2003) at all times.



Farncombe Estate Willersey Hill Willersey

Scale: 1:10000

Organisation: Cotswold District Council

Department:

Date: 01/12/2016



COTSWOLD
DISTRICT COUNCIL



NORTH



COTSWOLD
DISTRICT COUNCIL

Farncombe Estate Willersey Hill Willersey

Organisation: Cotswold District Council

Department:

Date: 01/12/2016

Scale: 1:5000



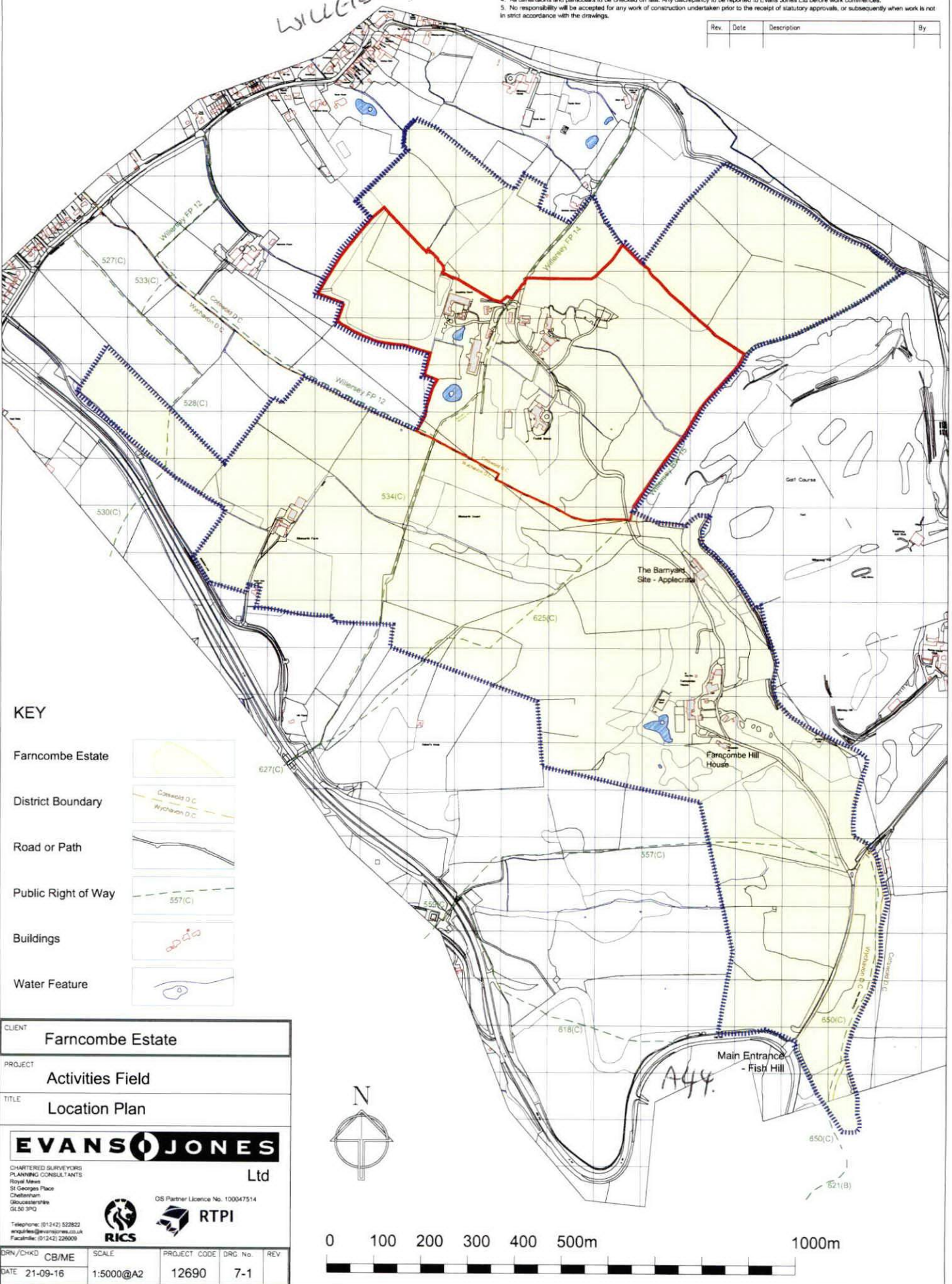
16/04208/Am

Farncombe Estate







WILLERSEY 326

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 4. All dimensions and particulars to be checked on site. Any discrepancy to be reported to Evans Jones Ltd before work commences.
 5. No responsibility will be accepted for any work of construction undertaken prior to the receipt of statutory approvals, or subsequently when work is not in strict accordance with the drawings.

Rev	Date	Description	By



KEY

- Farncombe Estate 
- District Boundary  Cassfold O.C.
Wychavon O.C.
- Road or Path 
- Public Right of Way  557(C)
- Buildings 
- Water Feature 

CLIENT Farncombe Estate

PROJECT Activities Field

TITLE Location Plan

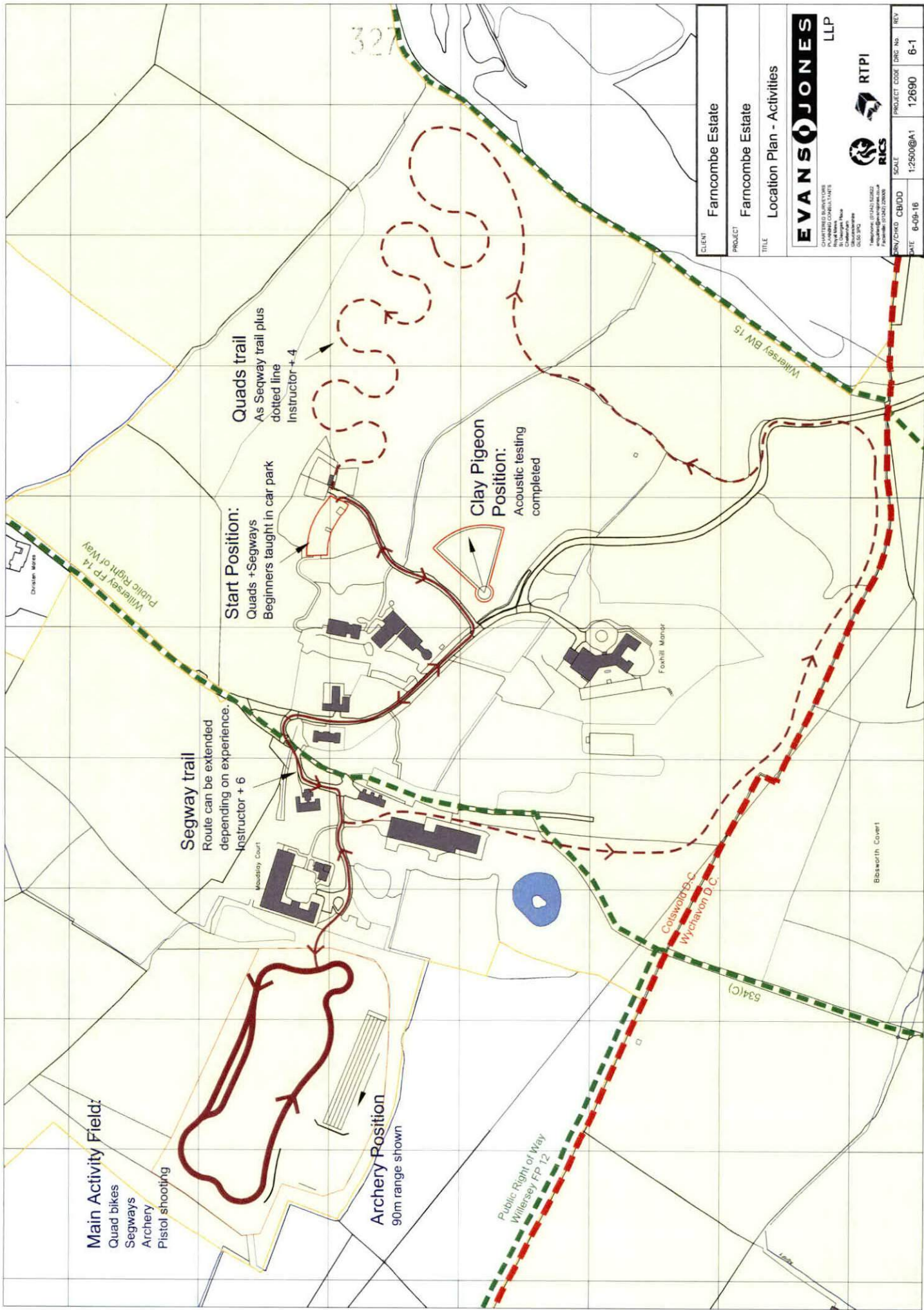


CHARTERED SURVEYORS
PLANNING CONSULTANTS
Royal Meads
St Georges Place
Cheltenham
Gloucestershire
GL50 3PD

OS Partner Licence No. 100047514

RICS **RTPI**

DRN/CHKD	CB/ME	SCALE	PROJECT CODE	DRG. No.	REV
DATE 21-09-16	1:5000@A2	12690	7-1		



CLIENT	Farncombe Estate
PROJECT	Farncombe Estate
TITLE	Location Plan - Activities
EVANS JONES LLP <small>CLAYTON TOMES & WATSON PLANNERS CONSULTANTS 100, Abchurch Lane Cannon Row London EC4A 3DF Telephone: 01753 232222 evans@evansjones.com www.evansjones.com</small>	
<small>RICS REGISTERED SURVEYORS</small>	<small>RTPI REGISTERED TECHNICAL PLANNERS</small>
<small>DRY/CWG CB/OD</small>	<small>SCALE 1:2500@A1</small>
<small>DATE 6-09-16</small>	<small>PROJECT CODE DRG No 6-1</small>
<small>REV</small>	<small>REV</small>

building surveying
planning
project management

Our Ref: 12872

24 November 2016

FAO Mr Martin Perks
Senior Planning Officer
Cotswold District Council
Council Offices
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Dear Mr Perks

**Re: Proposed Activity Field (Retrospective Application) – Farncombe Estate, Broadway
Reference: 16/04208/FUL**

I write further to our recent exchange of emails concerning the above referenced application.

With regard to the clay pigeon shooting activities, I confirm the following:-

I confirm that my client will accept a suitably worded condition restricting shooting upon Sundays, Bank and Public Holidays. Note this is as per the current activity schedule on site hence our reference to that proposed restriction within our original planning statement.

With regard to your proposal to limit the total number of shoots per annum/per week, I confirm that a condition limiting the hours of use between the hours of 09h00 to 17h00 Monday to Saturday is acceptable to the applicant. Furthermore, I confirm that a condition limiting the number of clay shooting days to no more than 185 days per annum and with no more than five shooting days in any one week is again acceptable to the applicant.

Furthermore, I confirm that the operator shall be required to keep a record of the dates and times that clay target shooting takes place on site and that record shall be made available on request to any Officer of the Local Planning Authority for the purpose of monitoring the use.

With regard to the proposed temporary consent, this is more problematic for the Estate as they wish to make a significant permanent investment upon the Estate to ensure that this award winning enterprise maintains the highest possible standards. As such restricting the consent for a period of two years does create some difficulties for the Estate particularly in light of the fact that the activities have been ongoing for an extended period without complaint and the acoustic report confirms that the uses are acceptable and meet required standards. On this basis, I do not consider that a temporary consent would be reasonable in this case.

I have reviewed the event organiser's booking schedule and confirm that in the period June 2015 to end November 2016 the following activities took place on site:

During this period 814 activities have been held on site, this includes the full range of activities and can include multiple activities taking place at the same time. I attended a corporate event on site in October, at this event there were 3 activities operating concurrently (including clay pigeon shooting). From what I observed the clay pigeon shooting was not audible from the Segway safari /Quad area. Thus contrary to the claims made by the Parish council, the site for the clay pigeon shooting in fact contains the noise generated well.

As you will see the activities are well in excess of the 28 day maximum permissible use permitted within the GPDO (hence the wish to regularise this existing activities by the application before you).

With regard to complaints, I have enquired of my client as to the nature of any complaints received directly by the Estate.

As you correctly report, the music event held in July 2015 did indeed generate a number of complaints and I believe that these were in turn passed to your Authority's Environmental Health Department.

The noise generated by a two day music festival is completely different to that generated by the proposed outdoor activities. Furthermore, the music event was held upon a different part of the Estate to that of the clay target shooting.

In response to the complaints received following the music event my client responded to the Parish Council. I attach at Appendix A, a copy of that response.

In contrast, neither the quadbikes nor electrically operated Segways generate any discernible increased noise at any of the nearby receptors (this point is confirmed within the Acoustic Engineer's Report).

The noise generating activity is thus limited to the clay target shooting and here again the Acoustic Engineer's Report confirms that the noise generated falls within acceptable desired standard limitations.

The limitation of the number of shoots per week and per year together with restricting the use on Sundays, Bank and Public Holidays will offer a further level of protection to neighbours' amenities. Although I would repeat that the Estate have not received complaints about the existing activities which are proposed within this application (despite such activities already been regularly held on the estate).

If complaints have been submitted direct to your Authority, then I would happily consider the type and nature of those complaints and respond accordingly.

With regard to a condition restricting the quadbike safari, I do acknowledge that within the planning system it can be difficult to control an activity which, as per my client's existing use, is innocuous but could in the hands of another operator turn into something which could cause disturbance.

I consider that the potential for disturbance can be dealt with via a condition (see suggested conditions below). The more problematic issue is that of controlling the trails so that the ground does not become rutted.

I confirm that quadbikes are frequently used on farming estates as they are a convenient means by which farmers and farm workers can travel around without becoming bogged down in mud. Indeed, quadbikes are specifically designed with low pressure large tyres to prevent damage to grass and meadowland.

I accept that quadbike racing (which is not proposed here) which follows a circular or oval track could cause damage to soft ground. The same does not apply to a quadbike safari where guests are accompanied at all times by an instructor and are forbidden from racing or overtaking.

With regard to the above, I thus suggest the following condition:-

- *The uses hereby permitted shall only operate for pre-booked, organised groups, and parties, including guests staying at one of the hotels on site (including shepherds huts) and shall not be open to the general public for casual or other uses.*
- *No motorised vehicle shall be used on site unless it is fitted with a road legal silencer.*
- *The quad bike safari use hereby approved shall not at any time be used for racing, or competitive time trails. The use of Quad bikes and Segways shall be supervised at all times by a trained operator who shall accompany and supervise the guests for the duration of the quad safari.*
- *The site shall not be used for clay target shooting, except between the hours of 09.00 and 17.00 Monday to Saturday. There shall be no clay target shooting on Sundays, bank or public holidays.*
- *The clay target shooting shall take place for no more than 185 days per year, with no more than 5 shooting days in any one week.*
- *No shooting should take place in the direction of any public right of way (or any building with public access) that is within 275 metres (300 yards) of the shooting position.*
- *All footpaths, bridleways, and all other areas or buildings where the public may have access within 1 kilometre radius of the shoot shall have prominent signs displayed by the organisers indicating the existence of the shoot.*
- *The applicant, or any subsequent operator of the site, shall keep a record of the dates and times that clay target shooting takes place at the site for the two year period for which permission is granted. This record shall be made available on request to any Officer of the Local Planning Authority for the purposes of monitoring the use.*

- *No loud speaker system or amplified music system or any other source of amplified noise, including horns, sirens etc, shall be used in association with any of the approved activities on site at any time.*

With regard to the Parish Council representations, my client agrees that the tranquillity of the countryside is something worthy of protection, equally however quadbikes and shooting are activities which frequently occur within the countryside and within the AONB.

The activities have been sited so that they are as far as practicable remote from the public rights of way which cross the site. Indeed, anything which destroyed the beauty and tranquillity of the AONB would run counter to Farncombe Estate's wish to create a high quality hotel and leisure offering.

In view of the fact that these activities have been carried out over an extended period with no damage to the ground and no complaint suggests that the tranquillity of the Estate has not been impacted (other than the music festival which is a separate matter),

In conclusion activities have been undertaken on this site for many years initially associated with the training activities undertaken by G4S and latterly by the Farncombe Estate and their activity provider "Off Limits". Whilst it is acknowledged that activities have been undertaken without the requisite planning consent being in place, it is equally true that (save for the two day music event in July) the activities have not generated any complaints direct to the Estate. Furthermore we are not aware that complaints have been directed to your Environmental Health Department concerning the noise or disturbance generated by any of the activities on site.

The applicants have a vested interest in preserving the beauty and tranquillity of the AONB, indeed this in part is why the hotels are so well regarded. As such it would be counterproductive of the applicant to permit activities on site which in any way detract from the natural beauty of the area. Equally however, I do appreciate that the control of a site can change over time and different owners could seek to operate the site in a different way. With this in mind I have sought to draft conditions which afford an appropriate level of control proportionate to that which is proposed.

I hope that you feel able to now support this application. As always I am happy to meet on site or discuss this matter further should you require clarification on any point.

Yours sincerely

For and on behalf of Evans Jones Ltd

David Jones MRTPI. MRICS
Managing Director
Tel. 01242 531411
E-mail: david.jones@evansjones.co.uk

APPENDIX - A
(Farncombe Estate response to complaint from Parish Council
(Following July 2015 Music Event)

Thank you for your e-mail of 27th July the contents of which I have carefully noted.

First of all could I give you my personal assurances that we do consider our neighbours and the wider community in all operational decisions. Our intention is always to be a good neighbour and not to be an inconvenience.

That said you will appreciate that there is a commercial balance to be struck, as you rightly say we have invested heavily in the last three years creating 187 new jobs, a fact we are very proud of, and we are also supporting the local economy by attracting high net worth individuals that make good use of the local's shops, bars and restaurants. As part of our development visitor numbers have increased significantly and the estate is experiencing very high demand. Two of our businesses, Dormy House Hotel and Foxhill Manor are two of the most talked about hotels in the UK and run at 90% occupancy 7 days a week and the Fish is also gaining some real traction in the budget hotel market.

That's the good news, the more challenging news is that the profitability of the estate is still a concern for me and my fellow board members as well as the Sorensen family and a key part of our strategy is to maximise the opportunities of our entire estate. To do this we have partnered with Off Limits but I hasten to add that Hen and Stag parties are not our target market. As our business grows we are able to be far more discerning than we were a few years ago when we were effectively launching two start-up businesses. Off Limits do organise clay pigeon shooting for guests of the estate and operate within their 28 day restriction, once again we would not flaunt the rules to please a client.

The choice to host a private family event for a large blue chip company featuring live music and entertainment over a 2 days period was a lucrative piece of business we simply couldn't turn away. In order to host the event we applied for the necessary temporary event notice (which sits outside our premises licence) that permits us to provide musical entertainment outdoors in a temporary structure until midnight. As part of that temporary event notice application we had to provide full details of the event and the timings and these notices were granted by the county council in February 2015. We also wrote to the 90 households that we knew would be affected by the event based on their location. Could I also clarify that this is not an annual event, it is for our customer but not for Farncombe.

Throughout the weekend we monitored the noise levels diligently at significant cost. They were kept at least 20dB lower than any festival level (typically 110 dB) and on Friday and Saturday the volume was reduced as the evening progressed. As an example at midnight both evenings the dB level was reduced to just over 70dB and to give it context this is the equivalent of a city street and 60dB is the level of a typical spoken conversation. On both evenings the entertainment finished well before the time permitted under our temporary event notice.

Having de-briefed the weekend with the team straight after the event against a backdrop of 6 formal complaints received I am more than satisfied that we did all we could to balance the needs of our neighbours and the needs of our customer. I also understand that the Environmental Health Officer was contacted by residents of Willersey but didn't feel it necessary to attend site as he was comfortable that we were operating well within our noise parameters. I am also pleased to report that with the agreement of our customer many Willersey residents joined us for the event and all had a great time as the event was very high quality.

I would make very clear that I personally would not tolerate Farncombe acting outside of the law and I insist that all of our activities are both lawful and well within our local authority permissions.

In closing I would say the estate is quickly evolving into a high profile, leisure estate and because of our growing reputation we are receiving more and more enquiries for large celebratory events so there will be other events in the future but rest assured I will ensure that your comments are considered during all the planning stages and ensure that Tom keeps you fully informed in regard to upcoming events.

Yours sincerely,



ACOUSTIC CONSULTANTS LTD

Assessment of Clay Shooting Noise and Quad Biking Activities
Farncombe Estate, Broadway

Noise Impact Assessment

Reference: 6347/BL/pw

August 2016



The significant of changes in noise levels from the IEMA guidelines with its corresponding effect level is summarised below:

Table 1: IEMA Noise Level Changes and Observed Effect Levels

Noise Change (dB)	Category	Observed Effect level
0	No Change	No Observed Effect
0 – 2.9	Negligible	No Observed Adverse Effect
		Lowest Observed Adverse Effect Level
3.0 – 5.9	Minor	Observed Adverse Effect
		Significant Observed Adverse Effect Level
6.0 – 9.9	Moderate	Significant Observed Adverse Effect
10.0 and more	Major	Unacceptable Adverse Effect

As such we would consider where quad biking noise does not increase the existing noise climate by more than 3 dB the level is below the LOAEL and therefore acceptable.



5. Noise Monitoring Procedure

Two site noise monitoring exercises were carried out. The first from the 12th – 15th August 2016 and the second on the day of the 16th August 2016.

The first was in order to assess the background noise climate on site. The second measured the noise levels at two noise sensitive locations during both clay pigeon shooting and quad biking sessions.

5.1. Monitoring Equipment

Sound Pressure Levels were measured using Class 1 Sound Level Meter with a half-inch condenser microphone using the "fast" setting. The equipment is checked regularly using a Quality System meeting the requirements of British Standard EN ISO/IEC 17025:2005 and in accordance with British Standard EN 10012:2003 and traceable to the National Standards.

This equipment was checked and calibrated as noted below and the certificates are available for inspection. Table 2 provides the equipment and calibration status.

Table 2: Equipment and calibration status

Equipment Description / Manufacturer / Type	Serial number	Date of calibration	Calibration Certification Number
Sound Level Meter, B & K Type 2250-A	3000994	21/02/16	14923
Pre-Amplifier, B & K, Type ZC0032	14611	21/02/16	14923
Microphone, B & K, Type 4189	2638388	21/02/16	14923
Calibrator, B&K Type 4231	1934013	21/02/16	14922
Sound Level Meter, B & K Type 2250-D	2671994	23/05/16	14996
Pre-Amplifier, B & K, Type ZC0032	10385	23/05/16	14996
Microphone, B & K, Type 4189	2656141	23/05/16	14996
Sound Level Calibrator Type 4231	2665006	23/05/16	14995
NTI XL2 Sound Level Meter	A2A-09705-E0	11/06/15	-
NTI MA220 Pre-Amp	5332	11/06/15	-
NTI Microphone Capsule	8433	11/06/15	-
Sound Level Calibrator Type 4231	2665006	21/04/15	K139741

The measurement systems were checked before and after use with the noted calibrators and no significant drift was detected.



5.2. Weather Conditions

For the duration of background noise measurement, the conditions were dry and calm. The average air temperature was approximately 20 degrees Celsius, with a wind speed of approximately 2.5 metres per second.

For the duration of shotgun and quad bike measurements, the conditions were again dry and calm. The air temperature was approximately 23 degrees Celsius, with a south easterly wind of an average speed of 2.3 metres per second.

5.3. Measurement Procedure

Measurements were undertaken at monitoring locations A, B and C to determine the baseline noise climate and activity noise levels across the site.

Baseline Measurements Procedure

Baseline monitoring was undertaken at Monitoring Location C between 15.00 hours on the 12th August and 11.00 hours on the 15th August 2016. This location is considered representative of the background noise climate at the nearby noise sensitive receivers.

Shotgun Noise Measurements Procedure

The client arranged a test shoot of the guns and cartridges used on the premises. The purpose of test was to determine Shotgun Noise Level (SNL) at the nearby noise sensitive locations. The measurements where possible were undertaken in accordance with the measurement methodology of the 'Clay Target Shooting: Guidance on the Control of Noise'.

Shotgun noise measurements were undertaken at Locations A and B on the 16th August 2016 between 12.50 and 13.22 hours. Monitoring Location A was located at the nearest noise sensitive residential receiver in a façade position, to the north of the estate, approximately 350 metres away from the shooting location. Monitoring Location B was located at the border of Broadway Golf Club, which is the nearest non-residential receiver, approximately 280 metres away from the shooting location in a free-field position.

ACOUSTIC CONSULTANTS LIMITED
11, The Quadrant, Bristol, BS1 1NS
Tel: 0117 986 2956
www.acoustic-ltd.co.uk



A total of 47 shots of were fired by an experienced marksman over an approximate 30 minute period. During the first 15 minute period approximately 24 shots were fired with the Miroku 12 Guage shotgun. During the last 15 minute period approximately 23 shots were fired with the Franchi 20 Guage shotgun. Each shot was fired in the direction indicated on figure 2 below and as far as feasible in the same trajectory.

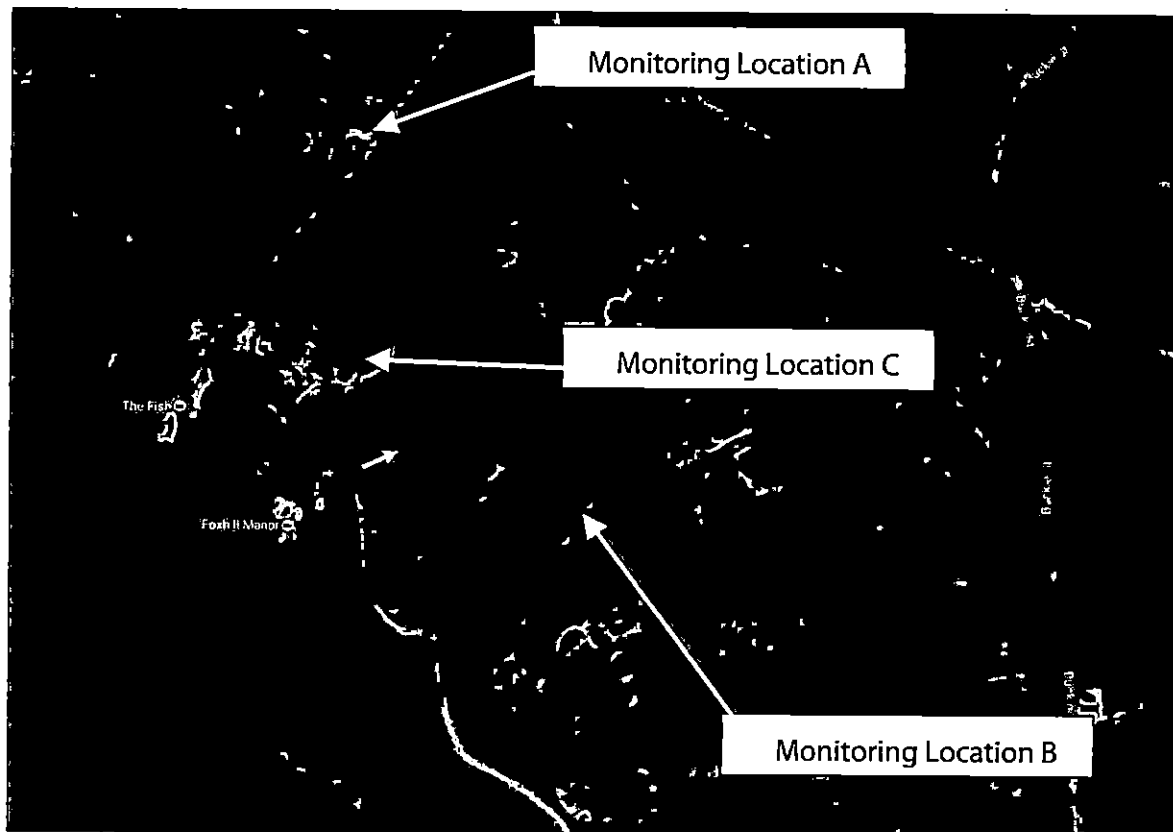
Quad Biking Measurement Procedure

It was attempted to undertake quad biking noise measurements at the worse case location (closest) to noise from quad bikes. From discussions with the client this was considered to be location A. Quad biking noise was not measurable or distinguishable at this worse case location.

5.4. Monitoring Locations

The monitoring locations; shooting location; and shooting direction (denoted by the yellow arrow) are provided on the Figure below.

Figure 2 - Shooting location and monitoring locations A, B and C



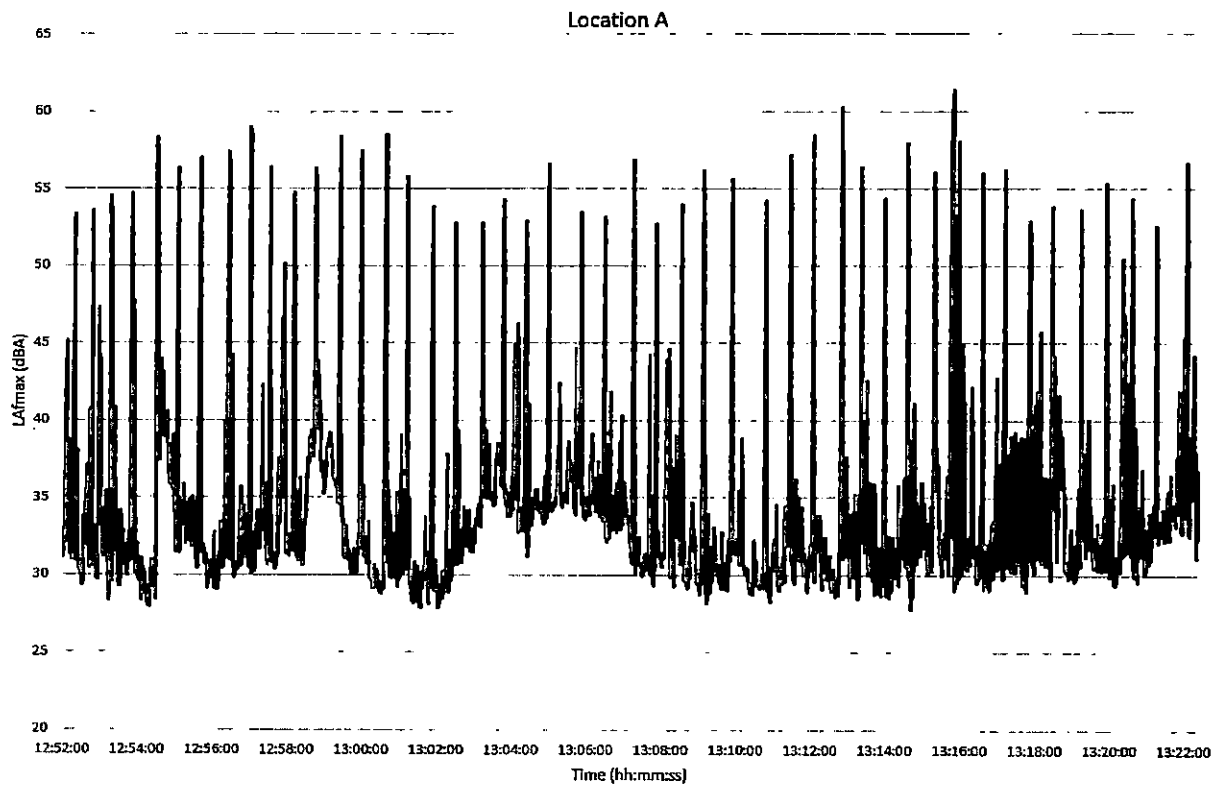


6. Assessment of Shotgun Noise

6.1. Measured Noise Levels

The following charts indicate the measured shotgun noise level at each location:

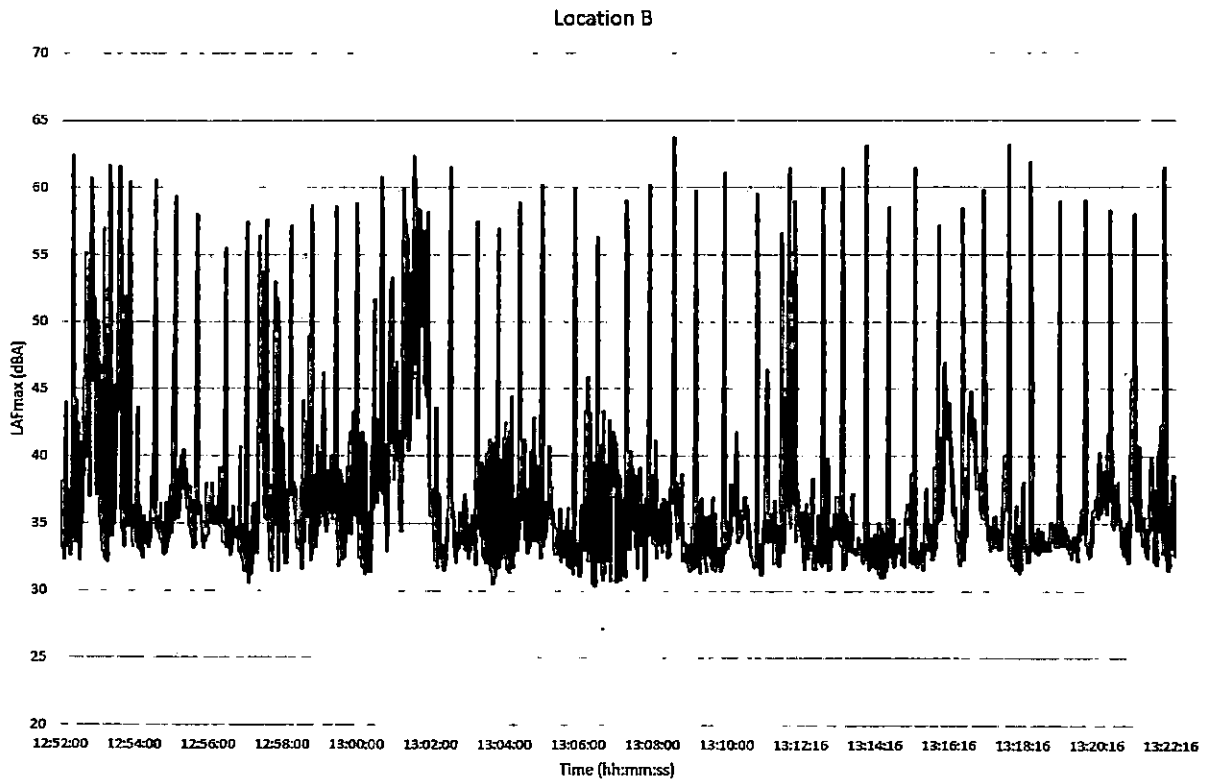
Chart 1 Measured shotgun noise levels at Location A (façade level)





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Chart 2 Measured shotgun noise levels at Location B (free-field level)



6.2. Calculated Shotgun Noise Level

'Clay Target Shooting: Guidance on the Control of Noise' provides methodology for assessing the impact of shotgun noise. A 'Shotgun Noise Level' should be calculated, and this is defined as the logarithmic average of the 25 loudest shots over a 30 minute measurement period.

The individual shot levels are first generally calculated by logarithmic subtraction of the residual noise level from the recorded shot level, though on this site this is not required due to the fact that the shots are over 10 dB louder than the contemporaneous residual level.

As such the 25 loudest recorded shot levels at locations A and B have been compiled and the logarithmic average taken to calculate the shooting noise level (SNL) at each. As follows are the calculated SNLs:



Table 3: Calculated Shooting Noise Levels

Shooting Noise Level (SNL) / dB(A)	
Location A – Dwelling	Location B – Golf Club
54*	61

*As Monitoring Location A was in a façade position, 3 dB has been subtracted from the measured Shooting Noise Level to determine the free-field level.

6.3. Clay Target Shooting Assessment

Noise Sensitive Dwelling

The modal background noise level at the Estate during shotgun operating hours was measured to be 39 dB(A).

'Clay Target Shooting: Guidance on the Control of Noise' advises that the mean SNL should not exceed 55 dB(A) where the background level is less than 45 dB(A) if planning permission is to be granted for a major shoot.

At the nearest residential receiver at Location A, the calculated SNL is 54 dB(A), which is within this limit and therefore we would consider shotgun noise to be acceptable the nearest dwelling.

Broadway Golf Club

The Clay Target Shooting: Guidance on the Control of Noise', published in January 2003 does not address noise affecting a golf course. We would consider a golf course less sensitive than a dwelling or noise sensitive premises to shotgun noise.

In terms of planning criteria the most relevant guidance for shotgun noise affecting a golf course has been released by Tandridge District Council and states shotgun noise should not exceed a free-field Level of 70 dB(A) Fast.

At the perimeter of the golf course at Location B, the calculated SNL is 61 dB(A) this is within the limit and as such we would consider shotgun noise to be acceptable at the golf course.



7. Quad Biking Assessment

The quad bikes used on site are the Yamaha Grizzly 350 cc bikes. There are five bikes on site.

It was attempted to undertake quad biking noise measurements at the worse case location (closest) to noise from quad bikes. From discussions with the client this was considered to be location A.

Quad biking noise was not measurable or distinguishable at this worse case location. The subjective view is that the noise due to racing five Yamaha Quads bikes is not intrusive and would be below the LOAEL of the NPSE and NPPG and therefore acceptable.



8. Limitations

The report limits itself to addressing solely on the road traffic noise aspects as included in this report. We provide advice only in relation to noise and acoustics. It is recommended that appropriate expert advice is sought on all the ramifications (e.g., CDM, structural, condensation, fire, legal, etc.) associated with any proposals in this report or as advised and concerning the appointment.

The report has been prepared in good faith, with all reasonable skill and care, based on information provided or available at the time of its preparation and within the scope of work agreement with the Client. We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named Client and is confidential to them and their professional advisors. No responsibility is accepted to other parties.



9. Summary & Conclusions

Farncombe Estate appointed Acoustic Consultants Limited to carry out an assessment of shotgun and quad bike noise on the site of Farncombe Estate. This report is in support of a planning application to extend the shotgun and quad bike use on the site beyond the currently permitted 28 days a year.

Measurements of activity noise were undertaken in two locations. The first at the nearest noise sensitive residential receiver, and the second located at the perimeter of the adjacent Broadway Golf Course. Furthermore, long term measurements were taken to determine typical background noise levels representative of the noise sensitive receivers around the site.

'Clay Target Shooting: Guidance on the Control of Noise' advises that the mean SNL should not exceed 55 dB(A) where the background level is less than 45 dB(A) if planning permission is to be granted for a major shoot. The modal background noise level at the Estate during shotgun operating hours was measured to be 39 dB(A). At the nearest residential receiver at Location A, the calculated SNL is 54 dB(A), which is within this limit and therefore we would consider shotgun noise to be acceptable the nearest dwelling.

The Clay Target Shooting: Guidance on the Control of Noise', published in January 2003 does not address noise affecting a golf course. We would consider a golf course less sensitive than a dwelling or noise sensitive premises to shotgun noise. In terms of planning criteria the most relevant guidance for shotgun noise affecting a golf course has been released by Tandridge District Council and states shotgun noise should not exceed a free-field level of 70 dB(A). At the perimeter of the golf course at Location B, the calculated SNL is 61 dB(A), this is within the limit and as such we would consider shotgun noise to be acceptable at the golf course.

The quad bikes used on site are the Yamaha Grizzly 350 cc bikes. There are five bikes on site. It was attempted to undertake quad biking noise measurements at the worst case location. Quad biking noise was not measurable or distinguishable at this worst case location. The subjective view is that the noise due to racing five Yamaha Quads bikes is not intrusive and would be below the LOAEL of the NPSE and NPPG and therefore acceptable.

**NORTH COTSWOLD DISTRICT**

Chairman
Peter Loveday
Great Farmcote Cottage
Winchcombe
Glos. GL54 5AU

Martin Perks
Planning Department
Cotswold District Council
Trinity Road
Cirencester
Glos GL7 1PX

24th November 16

Dear Mr Perks,

RE: Application Reference 16/04208/FUL - Use of land for outdoor pursuits associated with existing leisure uses onsite. Farncombe Estate, Willersey Hill, Willersey, Broadway, WR12 7LJ

We write to set out CPRE's objections to the proposed development.

Representatives from CPRE visited this site on 23rd November. Farncombe Estate is situated on the Cotswold Escarpment to the NE of Broadway and S of Willersey and is entirely washed over by the Cotswolds Area of Outstanding Natural Beauty (AONB). The application site covers no less than 76 acres (31 hectares).

The applicant wishes to expand various leisure activities, which already take place on the estate, beyond the permitted 28 days per year. These would include pistol shooting, clay pigeon shooting, quad biking, archery and Segway safaris. The site plan shows an area designated as the 'Main Activity Field' on which quad-biking and pistol shooting will take place. This field is some 500m from the village of Willersey. The area designated for clay pigeon shooting is some 250m further uphill.

CPRE notes that the overriding concern of the majority of the objectors and of the Willersey Parish Council is the intrusion from noise generated by these activities. The Parish Council draws attention to the fact that the lie of the land between the Farncombe Estate and the village contributes to the amplification of the sound into the area of the village.

CPRE has concerns about the usefulness of the Noise Impact Assessment of 31st August in this case. The assessment was only carried out in dry and calm conditions and at two monitoring locations. No measurements were taken from Willersey Village and neither does any proper consultation appear to have taken place with the local neighbourhood regarding noise intrusion.

CPRE is also concerned that no areas of existing woodland/s have been shown on the activity map – the wide ranging quad-bike trails could cause wide damage or necessitate tree felling with consequent disturbance to wildlife.

Finally, this part of the Estate is crossed by footpaths and a bridleway. However, no report is shown from the Gloucester County Council regarding these. The footpath network is well used by both locals and many tourists who wish to enjoy the tranquility of the countryside.

The introduction to the Cotswold Conservation Board's AONB Management Plan 2013-18 sets out the Special Qualities of the Cotswolds, mentioning specifically "the tranquility of the area" and the 'accessible Landscape for quiet recreation'. It notes that 'Tranquility is very difficult to define but is essentially the absence of inappropriate noise, development, visual clutter and pollution, "a feeling of being away from it all". Policy DTPI of the Management Plan states that in forming a decision on applications Councils should 'have regard to the impact on tranquility'.

The view of CPRE is that the following sections of the National Planning Policy Framework (NPPF) apply in this case:

Paragraph 115 states that "*great weight should be given to conserving landscape and scenic beauty...in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty*".

Paragraph 109

The planning system should contribute to and enhance the natural and local environment by:

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or *noise pollution* or land instability;

Paragraph 123

Planning policies and decisions should aim to:

- identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

CPRE submits that there is insufficient evidence that the noise levels and disturbance that might result from this application can be mitigated and that a far more robust and wide-reaching Noise Impact Assessment would be required in order for that to be properly determined. We therefore recommend refusal.

Yours sincerely,

Peter Loveday