

PLANNING, DESIGN & ACCESS STATEMENT

(including Heritage Assessment)

WHISTON HALL GOLF CLUB

**BLACK LANE,
WHISTON,
STAFFORDSHIRE,
ST10 2HZ**

January 2026

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1. INTRODUCTION

- 1.1 Summit Planning Associates has been appointed by the Applicant, Whiston Hall Golf Club, to prepare a planning application submission, for a new building for the storage of vehicles and equipment associated with the management and maintenance of Whiston Hall Golf Club. The site falls within the administrative boundary of Staffordshire Moorlands District Council.
- 1.2 The application site is located within the grounds of Whiston Hall Golf Club, which itself is located in Whiston village. The application site is accessed internally at a location north of the existing club house (see Figures 1 and 2 below).



Figure 1: Aerial view of Whiston Village (Source: Google Maps)



Application Site

Figure 2: Aerial view of application site (Source: Google Maps)

- 1.3 The application site is an open piece of ground located in the northern part of the golf course and in a location approximately 120m - 150m from the golf course club house.
- 1.4 In Local Plan terms the golf course and the application site is located in an open countryside location (see Figure 3 below).



Figure 3: Extract from Interactive Planning Map

(Source: Staffordshire Moorlands District Council Interactive Planning Map)

Planning History

- 1.5 Application Ref. SMD/2020/0739 for a Certificate of Lawfulness (Existing) for storage associated with the Hotel and Golf Club was REFUSED on 3rd May 2023 for the following reason;

Based on the information provided in support of the application the Local Planning Authority is not satisfied on the balance of probability, that the building within the land edged red on the location plan was substantially completed four or more years before the date the application was submitted.

Application Ref. SMD/2021/0056 for 'Proposed new Agricultural Storage Shed' was **WITHDRAWN** on 20th May 2021.

- 1.6 Application Ref. SMD/2021/0653 for 'Proposed new Agricultural Storage Shed', was **REFUSED** on 6th December 2021 for the following reasons;

1. *Fundamentally as a matter of principle this proposal is not a development that finds support under the Council's adopted Local Plan as it has not established that there is an essential need for an agricultural storage shed in this open countryside rural location and it does not support diversification of an existing farm enterprise. It is therefore contrary to policies SS1 and SS10 of the adopted Staffordshire Moorlands Local Plan and the NPPF;*
2. *The development is harmful to the non-designated heritage asset of the 1805 Caldon tramway embankment, being harmful by causing direct loss (drawings A 0103 and A 0105) and/ or harmful to the setting (drawings A 0104 A and A 0106 A). By reference to policy DC2 the NPPF paragraph 203 requires the LPA to make a balanced judgement as to the impact having regard to the scale of any harm or loss and the significance of the heritage asset. With actual loss of physical heritage occurring, the scale of loss is at the higher end. There is no counterbalancing public benefit argument to weigh in support of the development against the harms identified whether this harm is actual physical loss or restricted to harm to setting alone. The proposal is therefore found contrary to SS1, SS10, DC2 of the adopted Staffordshire Moorlands Local Plan and the NPPF;*
3. *In design the proposed is large and industrial with its 10m height and sheet metal finish and would stand out of place and at odds with this otherwise verdant location in which there are no immediate other nearby buildings. The proposal is therefore found harmful to character and appearance of the area and contrary to Policies SS1, SS10, DC1, DC3 of the adopted Staffordshire Moorlands Local Plan and the NPPF;*
4. *In the absence of a noise assessment (as had previously been advised to the applicant was necessary) it is not possible to fully and properly consider the potential impacts for nearby dwellings but as they are in a rural location which is likely to have very quiet ambient background noise levels the risk of noise disturbance reaching unacceptable levels and/ or time of day occurrence from activities associated with a development of this size could potentially be significant*

resulting in an adverse impact on residential amenity contrary to policies SS1, SS10, DC1 of the adopted Staffordshire Moorlands Local Plan and the NPPF.

- 1.7 Application Ref. SCC/21/0033/FULL (Staffordshire County Council Application), for the remodelling of existing golf course to improve on-site water management, accessibility, and player safety through the importation of engineering materials to regrade and reprofile part of the existing golf course, with the construction of new attenuation and irrigation ponds, erection of an associated pump house and proposed landscaping and tree planting was APPROVED at appeal (Ref. APP/D3450/W/22/3309457) on 5th March 2024.

Proposed Development

- 1.8 This revised application seeks permission for a new building for the storage of vehicles and equipment associated with the management and maintenance of Whiston Golf Course.
- 1.9 Currently, all of the associated vehicles and equipment are stored in the area adjacent and to the rear of the existing club house. There is a series of corrugated, temporary covers that provide some relief to the stored equipment from inclement weather conditions, but given the extent of equipment etc, much of it is stored in the open (see **Figures 4 to 11 below**).



Figure 4: Existing storage arrangement for maintenance equipment and vehicles



Figure 5: Existing storage arrangement for maintenance equipment and vehicles



Figure 6: Existing storage arrangement for maintenance equipment and vehicles



Figure 7: Existing storage arrangement for maintenance equipment and vehicles



Figure 8: Existing storage arrangement for maintenance equipment and vehicles



Figure 9: Existing storage arrangement for maintenance equipment and vehicles



Figure 10: Existing storage arrangement for maintenance equipment and vehicles



Figure 11: Existing storage arrangement for maintenance equipment and vehicles

1.9 The following documents are also submitted to support the consideration of the application submission;

- i) Completed Application Form and Ownership Certificate;
- ii) Dwg No. 2022-XX-XX-XX-DR-A-0102 RevC – Proposed Plans and Elevations;
- iii) Dwg No. 2022-XX-XX-XX-DR-A-0103 – Location and Block Plan;
- iv) Dwg No. 2022-XX-XX-XX-DR-A-0104 – Proposed Site Plan;
- v) Dwg No. 2022-XX-XX-XX-DR-A-0105 – Existing Site Plan; and
- vi) Dwg No. 2022-XX-XX-XX-DR-A-0106 – Proposed Site Sections

2. PLANNING POLICY BACKGROUND

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts, should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 In this instance the Development Plan currently comprises of the policy guidance set out in the National Planning Policy Framework (NPPF), supported by the National Planning Practice Guidance (NPPG); and the adopted policies of the Staffordshire Moorlands Local Plan (adopted September 2020). Within this policy framework, the guidance and policies identified as relevant to the consideration of the appeal proposal, including those identified by the LPA, are set out below.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (December 2024)

- 2.3 Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF comprises part of the development plan for authority areas and must be taken into account in both the preparation of local and neighbourhood plans and in planning decisions.
- 2.4 At the heart of the NPPF remains the principle that the planning system is to contribute to the achievement of sustainable development. Insofar as decision-taking is concerned, this continues to mean;
- 1) approving development proposals that accord with an up-to-date development plan without delay; or
 - 2) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

2.5 Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

2.6 Paragraph 39 states that decision-makers should seek to approve applications for sustainable development where possible.

2.7 Paragraph 88 is concerned with supporting a prosperous rural economy and states that planning policies and decisions should enable;

*‘the retention and development of accessible local services and community facilities such as local shops, meeting places, **sports venues**, open space, cultural buildings, public houses and places of worship.’*

2.8 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It further states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Staffordshire Moorlands Local Plan (Adopted September 2020)

2.9 **Policy SS 1: Development Principles**, states the broad principles of how the Council will expect the development and use of land to contribute positively to the social, economic and environmental objectives of the Staffordshire Moorlands, including a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities. It also confirms that new development will make effective use of land and the best use of previously developed land and buildings.

- 2.10 **Policy SS 2: Settlement Hierarchy**, sets out the varying levels of settlement hierarchy in the District. These comprise Towns; Rural Area Larger Villages; Rural Area Smaller Villages; and Other Rural Areas. It identifies the status of each category of settlement, a list of those settlements included within them and the development principles and that the levels of development which apply to each category are subsequently set out in policies SS 5 to SS 10. It confirms that in considering sites for development regard should be had to the hierarchy to ensure that the appropriate scale and type of development is provided in each settlement and other rural areas.
- 2.11 Insofar as Rural Area Smaller Villages are concerned, policy SS 2 advises that these villages generally have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that these settlements have a limited role in meeting the development requirements for the District which may assist in maintaining the vitality of the smaller villages. These settlements are not defined by a Development Boundary and only limited development of an appropriate nature will be allowed.
- 2.12 **Policy SS 9: Smaller Villages Area Strategy**, confirms the villages identified as smaller village areas. Whiston is included in this list. It confirms that the smaller village settlements shall provide for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland.
- 2.13 The policy justification for SS 9 also confirms that the smaller villages have a more limited role as service centres, but they are vital to the rural areas particularly in terms of providing for local housing and rural employment needs, as a major issue for smaller villages is the loss of local population through the lack of housing opportunities. The proposed strategy for the smaller villages therefore seeks to allow an appropriate level of sensitive development which enhances community vitality, whilst ensuring that new development reflects and enhances each village's special character and heritage.

- 2.14 **Policy SS 10: Other Rural Areas Strategy**, states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. It further confirms that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.
- 2.15 **Policy DC 1: Design Considerations**, states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. It confirms a number of considerations that new development should incorporate, including respecting the site and its surroundings and promote sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.
- 2.16 **Policy DC 2: The Historic Environment**, states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. It further confirms that protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
- 2.17 **Policy DC 3: Landscape and Settlement Setting**, states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.

3. PLANNING CONSIDERATIONS

- 3.1 As was stated at para. 2.1 applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2 Section 2 of this Planning, Design and Access Statement has identified the adopted policy framework that is relevant to the consideration of the proposal.
- 3.3 The key considerations regarding the proposed development are;
- i) Principle of development;
 - ii) Design (incl. Amenity); and
 - iii) Heritage

Principle of Development

- 3.4 Paragraph 88 of the NPPF is concerned with supporting a prosperous rural economy and states that planning policies and decisions should enable, *‘the retention and development of accessible local services and community facilities such as local shops, meeting places, **sports venues**, open space, cultural buildings, public houses and places of worship.’*
- 3.5 In broad terms, policy SS 1 of the Staffordshire Moorlands Local Plan (adopted Sept 2020) states the broad principles of how the Council will expect the development and use of land to contribute positively to the social, economic and environmental objectives of the Staffordshire Moorlands and also confirms that new development will make effective use of land and the best use of previously developed land and buildings.
- 3.6 Policy SS 9 confirms that the smaller village settlements shall provide for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland.
- 3.7 Policy SS 10 (Other Rural Areas Strategy), confirms that these areas will provide only for development which has an essential need to be located in the countryside,

supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

3.8 As explained at para. 1.1 the proposed development is for a new building for the storage of vehicles and equipment associated with the management and maintenance of Whiston Hall Golf Club.

3.9 The existing golf club is both an established golf course operation in itself and as part of Whiston Hall Hotel. There are substantial management and maintenance operations that are associated with the running and upkeep of the golf course. This requires a wide selection and variety of machinery and equipment associated with the careful management and maintenance of all parts of the golf course. Typically this involves the following;

1. Turf Mowing & Precision Cutting

The core machines required for this operation need to achieve different grass heights, which require different mowers, i.e;

Greens (ultra-short cut), requiring;

- Walk-behind greens mowers;
- Riding greens mowers;
- Turf rollers (for speed and smoothness);

Tees & Fairways, requiring;

- Triplex or reel mowers;
- Fairway reel mowers;
- Trim mowers for tight areas;

Rough Areas, requiring;

- Rotary rough mowers;
- Flail mowers (for thicker growth);

2. Irrigation & Water Management

Keeping turf healthy is mostly about water control, requiring the following;

- Sprinkler head maintenance tools;
- Soil moisture meters;
- Drainage installation tools;
- Portable water tanks

3. Turf Health & Soil Care

This requires a careful selection of equipment and machinery, including;

- Aerators (core, spike and deep-tine);
- Topdressing machines (sand spreaders);
- Seeders and slit seeders;
- Sprayers (fertilizer, fungicide, herbicide);
- Spreaders (granular fertilizer);
- Vertical mowers / de-thatchers;
- Sod cutters and turf rollers

4. Landscape & Tree Management

Golf courses aren't just grass. Trees and natural areas also require carefully managed care. This involves the following equipment;

- Chainsaws;
- Wood chippers;
- Stump grinders;
- Pruning tools;
- Brush cutters;
- Leaf blowers (backpack and push)

5. Utility Vehicles & Transport

- Utility carts (gas or electric);
- Compact tractors;

- Front-end loaders;
- Dump trucks or bedded utility vehicles;
- Trailers (equipment and material transport)

6. Bunker & Detail Maintenance

- Bunker rakes (mechanized sand groomers);
- Hand rakes and shovels;
- Edging tools;
- String trimmers;
- Pressure washers

7. Seasonal & Specialty Equipment

- Snow removal equipment (plows, blowers);
- Frost covers;
- Growth lights (for shaded greens);
- Turf vacuums;
- GPS spraying or mapping systems

8. Maintenance Facility Equipment

The management and maintenance of the course also needs to include a workshop area for the cleaning and maintenance of all parts, equipment, tools and machinery that includes;

- Reel grinders and bedknife grinders;
- Lift hoists;
- Air compressors;
- Welding equipment;
- Parts washer;
- Fuel storage system

3.10 Currently, the golf course has a very ad-hoc, unsuitable storage arrangement for the vast amount of equipment and vehicles that are associated with the management and maintenance of the golf course. There is no fully contained or secure storage. The

existing arrangement comprises a series of corrugated, temporary covers that provide some relief to the stored equipment from inclement weather conditions, but given the extent of equipment etc, much of it is stored in the open (see **Figures 4 to 11**).

- 3.11 The existing arrangement is in a location that it more visually prominent from within the wider golf course and hotel grounds and from the wider setting to the east of Whiston Village and the open countryside to the south. It is also in a location in closer proximity to the hotel building and associated ancillary accommodation.
- 3.12 The proposed new building, is a purpose built storage facility, of an appropriate size to accommodate all of the associated equipment, vehicles and working area required for the management and maintenance operations associated with the golf course.
- 3.13 It is a fully contained building of a design commonly associated with the proposed purpose. It will comprise of metal clad walls sat on top of a 1m high blockwork wall; and a metal clad pitch roof, with rooflights inserted on the north facing roof slope. It will be accessed via roller shutterdoors located on the east and west side elevations and each side also having a pedestrian entrance door (see Drawing No. 2022-XX-XX-XX-DR-0102 RevC).
- 3.14 The new building is proposed to be sited at a location away from the existing golf club house, at the location shown on the submitted location plan (see Drawing No. 2022-XX-XX-XX-DR-A-0103). This is a location that is less visually prominent than the current storage location and is also away from nearby occupiers of the hotel and ancillary accommodation. It is also in a location within the golf course that is undergoing changes arising from the grant of planning permission for the remodelling of the northeastern part of the golf course (the back-9), that was approved in May 2023 (Appeal Ref. APP/D3450/W/22/3309457). This makes it a more appropriate location for the storage of equipment and vehicles that are associated with the management and maintenance of the wider golf course.
- 3.15 The golf course itself is an established part of Whiston village and is also attached to Whiston Hotel, which is also an established part of the village. Given this and the location of the golf course in the existing open countryside area, it is the case that the proposed development which is required for the ongoing management and

maintenance of the golf course, is a form of development that has an essential need to be located in the countryside and in the interests of continuing to promote sustainable tourism. As such the principle of development accords with policy SS10 of the Staffordshire Moorlands Local Plan (adopted Sept 2020) and can be considered acceptable.

Design (incl. Amenity)

- 3.16 Insofar as matters of design are concerned policy DC 1 (Design Considerations) of the Staffordshire Moorlands Local Plan (adopted Sept 2020) states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. It confirms a number of considerations that new development should incorporate, including respecting the site and its surroundings and promote sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.
- 3.17 The Council's Design Guide SPD (adopted Feb 2018) highlights at para. 1.7 that good design is derived from a combination of a building's fitness for purpose and the context of its site. It states that fitness for purpose is concerned with creating environments in which different activities can take place and accommodating these in a way that responds to today's lifestyle and improves the quality of people's lives.
- 3.18 In the countryside and/ or on the edge of settlements, the design guide advises that buildings should sit comfortably in the landscape, which can be best achieved by emulating the horizontal, ground hugging forms of development, with strong eaves and ridge lines and simple, low silhouettes parallel with the contours (para. 3.2).
- 3.19 The proposed design has sought to achieve an appropriate balance of these considerations.
- 3.20 In considering location and views into, over and out of the site, the new building is proposed within an alternative location to the existing area that the storage of equipment and vehicles takes place.

- 3.21 The existing location is already one in a more prominently visual position and it would not be appropriate to locate a replacement, better fit-for-purpose building in the existing location, where it would be more visually prominent in the immediate and surrounding landscape.
- 3.22 The required size of the building has meant that a less visually sensitive location was needed. The proposed location achieves this. It is located within the main functioning golf course area, but in a location where the surrounding topography is more undulating and where the immediately wider area also benefits from substantial natural screening to the nearby public highways and from any nearby public footpath routes (see **Figure 12** below).

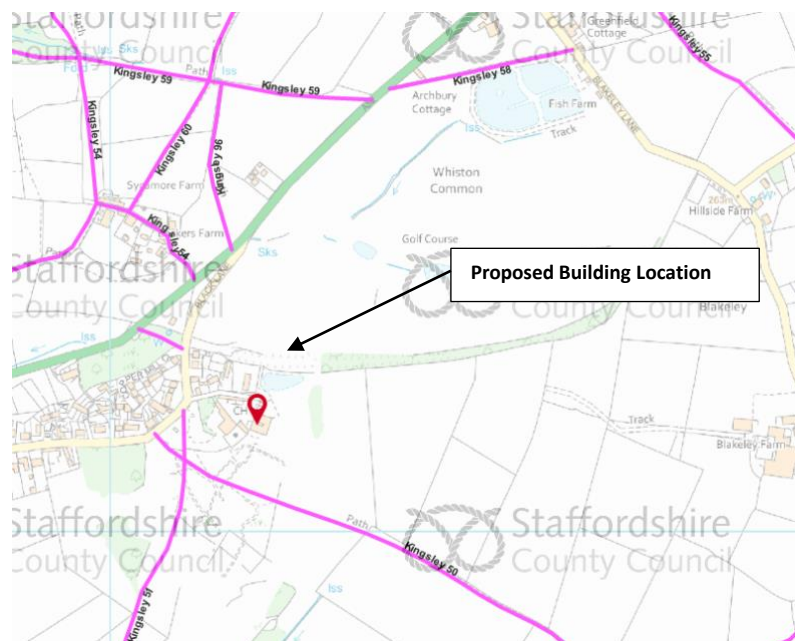


Figure 12: Proposed building location in context of surrounding public footpath network
(Source: Staffordshire County Council Interactive Mapping)

- 3.23 The proposed palette of materials is appropriate to a building of the proposed function and final colours can be conditioned accordingly to ensure that it sits appropriately within its proposed location and surrounding landscape setting.
- 3.24 Collectively, the proposed location and design of the building has been borne out of the combination that it needs to be fit for its functional purpose associated with the

ongoing operation of the golf course; and the context of its site. It is considered that this has been appropriately achieved and as such accords with the design principles of policy DC 1 of the Staffordshire Moorlands Local Plan (adopted Sept 2020) and the Council's Design Guide SPD (adopted Feb 2018).

Amenity

- 3.25 Insofar as amenity is concerned, the proposed location of the new building will move the operations associated with the management and maintenance of the golf course further away from any nearby occupiers, most notably, users and occupiers of Whiston Hall hotel. There are no reasonable grounds to expect that any detriment will arise to nearby occupiers.

Heritage (Local Heritage Considerations)

- 3.26 The location of the proposed building is sited in proximity to an isolated, but remaining portion of a tramway route that historically, transported limestone from the Caudon Lowe Quarries (located approximately 4.5km east/ northeast of Whiston Golf Club), to the Froghall Basin of the Caldon Canal (approximately 1.5km west of the golf club).
- 3.27 It is known from the Historic Environment Record (HER Number 04820) that the Caudon Lowe Tramway route, dating to 1777 and comprising a complex of 4 tramway lines is recognised as a non-designated heritage asset. It is not nationally listed.
- 3.28 The third of the four tramway routes, dating from circa 1804, is the one that has an isolated portion in the form of a raised embankment located in proximity of the proposed building and indeed serves to form a part of the now undulating topography of the golf course and a natural screening bund to the nearby public highways and from any nearby public footpath routes.
- 3.29 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It further states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 3.30 Policy DC 2 (The Historic Environment) of the Staffordshire Moorlands Local Plan (adopted Sept 2020), states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. It further confirms that protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

Significance

- 3.31 The surviving section of this part of the third route of the Caudon Lowe Tramway (constructed c.1804) that is located adjacent to the application site provides visible evidence of a remnant of early industrial transport infrastructure associated with limestone extraction and distribution in the Staffordshire Moorlands. The holistic tramway system formed a key component of the transport network linking quarries at Caudon Lowe with the Caldun Canal at Froghall, illustrating the late 18th/ early 19th century industrial development in the wider area.
- 3.32 The overall history of the tramway has historic interest as evidence of early engineered wagonway design, reflecting advances in alignment, grading, and mineral transport logistics prior to the more widespread adoption of the steam railways.
- 3.33 Whilst the remains of this part of the third tramway provides evidence of surviving earthworks associated with early tramway systems, in its current day form it has been absorbed into and become part of the managed landscaped form of Whiston golf course. It is also not readily accessible or visible from a publicly accessible location. As can be seen in **Figure 12**, the proposed location is away from any nearby highways and is not at any intersections of the surrounding public footpath network.
- 3.34 Overall, this part of the wider non-designated heritage asset (*the Caudon Lowe Tramway*), that is located adjacent to the application site is considered to have some local heritage significance as a surviving part of the wider non-designated heritage asset, and a reminder of its contribution and value within the historic industrial development of the Churnet Valley landscape.

Harm

- 3.35 The proposed building for the storage of equipment and vehicles associated with the management and maintenance of the golf course would not directly affect the physical form of this surviving part of the wider non-designated heritage asset. The proposed building will be sited well forward of the embankment and will not require any cutting away or remodelling of the embankment.
- 3.36 The proposed development would preserve the physical fabric, alignment, and legibility of this surviving section of the Cauldon Lowe Tramway and would not adversely affect its archaeological potential or evidential value. The significance of this non-designated heritage asset would therefore be conserved, and the proposal is considered to result in no harm to its heritage significance.
- 3.37 In balancing heritage and operational considerations, the proposal recognises the local significance of this surviving part of the wider non-designated heritage asset, as a tangible and visible reference to the area's industrial past, while enabling proportionate improvements to golf course management and maintenance operations through the provision of a fit-for-purpose storage building in a less visually sensitive location in the wider open countryside landscape. The proposed building is located within the main functioning golf course area, but in a location where the surrounding topography is more undulating and where the immediately wider area also benefits from substantial natural screening to the nearby public highways and from any nearby public footpath routes.
- 3.38 The proposal has been designed to avoid physical impacts on the surviving fabric and alignment, ensuring that the asset's evidential and illustrative value remains appreciable. As such, the proposal will not result in any actual or perceived harm or loss to the significance of the heritage asset and the proposal is consistent with national and local policy requiring the conservation of heritage assets in a manner appropriate to their significance.

4. CONCLUSIONS & SUMMARY

- 4.1 This application is for a new building for the storage of vehicles and equipment associated with the management and maintenance of Whiston Hall Golf Club.
- 4.2 Insofar as the principle of development is concerned, it is the case that the proposed development has an essential need to be located in the countryside and in the interests of continuing to promote sustainable tourism. As such the principle of development accords with policy SS10 of the Staffordshire Moorlands Local Plan (adopted Sept 2020) and can be considered acceptable.
- 4.3 Insofar as design considerations are concerned, the proposed location and design of the building has been borne out of the combination that it needs to be fit for its functional purpose associated with the ongoing operation of the golf course; and the context of its site. It is considered that this has been appropriately achieved and as such accords with the design principles of policy DC 1 of the Staffordshire Moorlands Local Plan (adopted Sept 2020) and the Council's Design Guide SPD (adopted Feb 2018).
- 4.4 Insofar as heritage considerations are concerned, the proposal recognises the local significance of the surviving part of a wider non-designated heritage asset, as a tangible and visible reference to the area's industrial past, while enabling proportionate improvements to golf course management and maintenance operations through the provision of a fit-for-purpose storage building in a less visually sensitive location in the wider open countryside landscape.
- 4.5 Furthermore, the proposal has been designed to avoid physical impacts on the surviving fabric and alignment, ensuring that the asset's evidential and illustrative value remains appreciable. As such, the proposal will not result in any actual or perceived harm or loss to the significance of the non-designated heritage asset and the proposal is consistent with national and local policy requiring the conservation of heritage assets in a manner appropriate to their significance.

- 4.6 Having had appropriate regard to the provisions of the development plan in this instance and all other material considerations, it is the case that planning permission can be granted.

