

Appeal Decision

Site visit made on 28 April 2025

by **B Astley-Serougi BA(Hons) LLM MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 07 July 2025

Appeal Ref: APP/H1840/W/25/3358578

Six Gold End, Salt Way, Hanbury WR9 7LZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Peter Sargent of Droitwich Archery Society Ltd against the decision of Wychavon District Council.
 - The application Ref is W/24/00323/FUL.
 - The development proposed is range facilities building and multi-use hall with indoor training range.
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Decision

1. The appeal is allowed and planning permission is granted for range facilities building and multi-use hall with indoor training range at Six Gold End, Salt Way, Hanbury, WR9 7LZ in accordance with the terms of the application, Ref W/24/00323/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have removed words not in relation to acts of development from the description of development in the above banner heading.

Main Issues

3. The main issues are:
 - whether the proposed development would be inappropriate development in the Green Belt including its effect on openness and the purposes of including land within it, having regard to the Framework and any relevant development plan policies; and
 - the effect of the proposal on the character and appearance of the surrounding area.

Reasons

Inappropriate Development

4. The appeal site is identified as being located in the West Midlands Green Belt and in particular parcel EC8 of the 2018 South Worcestershire Green Belt Assessment – online version (SWGBA). It is described as land which helps to maintain the open countryside which is high physically and visually.

5. The Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and therefore the essential characteristics of Green Belts are their openness and their permanence. It further establishes that the construction of new buildings is inappropriate unless it is an exception as outlined in paragraph 154.
6. The exception outlined in paragraph 154(b) related to the provision of appropriate facilities including buildings for outdoor sport and outdoor recreation, amongst other things, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
7. The test in paragraph 154(b) must be satisfied for a building to be regarded as not inappropriate. In this case, the appeal building would result in the expansion of range facilities for the Droitwich Archery Society and therefore would be classified as a building for outdoor sport and recreation.
8. The Council has referred to an appeal decision¹ in which the Inspector outlined that in order for a development to be classed as 'appropriate facilities' in relation to buildings for outdoor sport and outdoor recreation it would have to be commensurate in size to the reasonable requirements of the use to which they are put. I do not know the full circumstances of the referenced appeal and each application is determined on its own merit.
9. Notwithstanding this, the dimensions of the proposed multi-use hall has been informed by Archery GB 'Archery Facilities: Guidance & Specification' 2013. The minimum distances for waiting and shooting areas would be applied as well as the equipment area being provided in the adjacent kitchenette space. The lane width has also been calculated using a space per archer of approximately 0.9m which is less than the Archery GB recommended 1.2m. The approximately 25m length hall is determined by its use as a coaching/practice range also defined within the aforementioned document. Consequently, the appeal scheme would meet the minimum standards set by Archery GB and in my judgement would be proportionate in size and thus an appropriate facility.
10. Paragraph 154(b) also requires that in order for the outdoor recreation facilities to be classed as not inappropriate they should preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
11. Planning Practice Guidance (PPG) sets out factors that can be taken into account when considering the openness of the Green Belt. It outlines that the openness of the Green Belt includes but is not limited to both spatial and visual aspects, duration and remediability and degree of activity².
12. The appeal scheme would be located close to the boundary of the appeal site and set back considerably within it. It would not, in my mind, result in an unacceptably dominant structure given the overall design of the roof and the presence of relatively large agricultural buildings close to the appeal site. Whilst there would likely still be limited views of the appeal scheme from the public highway, it would in my judgement, be viewed as similar to an agricultural building, such as the agricultural building adjacent to the appeal site. It therefore

¹ Planning Appeal Decision Reference: APP/Z3635/C/20/3257865

² Planning Practice Guidance Paragraph: 013 Reference ID: 64-013-20250225

would not result in harm to the aforementioned characteristics associated with parcel EC8 of the SWGBA and nor would it conflict with the purposes of including land within the Green Belt.

13. Additionally, given that the Droitwich Archery Society is extant on the appeal site, I do not consider that the use of vehicles to the appeal site, as well as archery equipment on the outdoor range would likely result in an unacceptable harmful impact upon the openness of the Green Belt with regard to duration and activity.
14. Given the above, in my judgement, the appeal scheme would not result in harm to the openness of the Green Belt and the purposes of including land within it. Consequently, it follows, that it would meet the exception outlined in paragraph 154(b) of the Framework. The appeal scheme would therefore constitute not inappropriate development in the Green Belt and would comply with Policy SWDP2(e) of the South Worcestershire Development Plan 2016 (the SWDP) as well as the Framework insofar as they seek to protect the Green Belt from inappropriate development.

Character and Appearance

15. The appeal site is a large field which is open in character. I have identified above that the scale and massing of the appeal scheme would not result in an incongruous addition to the rural landscape setting, especially given the presence of agricultural buildings in the surrounding area. Moreover, the design of the appeal scheme also replicates agricultural buildings.
16. Furthermore, the appeal scheme would be located close to the boundary and set back considerably from the highway. Consequently, whilst there would be limited views of the appeal scheme, given the sympathetic siting, scale, massing and design cues taken from surrounding agricultural buildings, in my judgement, it would not result in harm to the character and appearance of the appeal site and the surrounding area.
17. Given that I do not consider the appeal scheme to result in unacceptable harm to the character and appearance of the surrounding area, it follows that a landscaping scheme (or lack thereof) would not be essential to ensure the appeal scheme would be satisfactory. Nevertheless, the addition of a landscaping scheme would further enhance the assimilation of the appeal scheme into the surrounding area and I am satisfied that this could be achieved by a suitably worded condition.
18. In conclusion, the appeal scheme would not result in unacceptable harm to the character and appearance of the surrounding area. It would therefore comply with Policies SWDP21 and SWDP25 of the SWDP insofar as they seek to ensure that developments are of a high design quality and integrate effectively with their surroundings and the wider landscape setting.

Other Matters

19. There are known and suspected archaeological heritage assets relatively close to the appeal site. The Council are satisfied that any implications to below ground archaeological heritage assets can be dealt with by condition. I

acknowledge that there would be extra cost for the appellant in relation to the programme of archaeological works. However, given that there are archaeological heritage assets in the surrounding area, it is in my judgement necessary and proportionate, that I impose a condition requiring a programme of archaeological works followed by mitigation if required.

Conditions

20. The Council has provided a list of suggested conditions which I have considered against the Framework and advice contained in Planning Practice Guidance. I have ensured both parties have had the chance to comment on the proposed conditions and I have had regard to any comments made. I have amended the wording of suggested conditions for clarity and to ensure accordance with the tests set out in paragraph 57 of the Framework.
21. In addition to the standard time limit condition (1), I have attached a condition specifying the approved plans to provide certainty (2).
22. I have imposed a pre-commencement condition requiring a programme of archaeological work including a Written Scheme of Investigation to prevent unacceptable harm to below ground archaeological heritage assets (3).
23. Given the nature of the proposal and the brief water management statement, I consider the submission of details to the Council to be necessary regarding a sustainable urban drainage system in order to ensure adequate mitigation against flooding (5). I have included a condition relating to the submission of details regarding the management of foul water drainage to prevent an unacceptable risk of pollution or harm to the environment (11).
24. I have imposed conditions requiring the submission of details of external materials, external lighting and soft/hard landscaping as well as their management to prevent the erosion of the character and appearance of the area (4,6, 8, 9 and 10). It is for the same reason I have attached a condition removing permitted development rights in relation to external lighting (7).
25. Regarding biodiversity, I have attached a condition requiring the appeal scheme to be carried out in accordance with the recommendations set out in the Preliminary Ecological Appraisal and Preliminary Root Assessment report to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area (15).
26. I have imposed a condition requiring the submission of renewable and low carbon energy details to the Council to ensure the development contributes to the reduction of carbon emissions and safeguards natural resources (12).
27. A Site Management Strategy is necessary in the interests of highway safety (13). I have also attached a condition requiring the Accessible Parking Spaces shown on drawing no S5-005 to be provided prior to first use of the development to ensure accessible parking (14).

Conclusion

28. The material considerations do not indicate that a decision should be made other than in accordance with the development plan. For the reasons given above the appeal should be allowed.

B Astley-Serougi

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos S5-001(B)(Site Location and Existing Landscape Plan), S5-003(B) (Proposed Site and Block Plans), S5-004 (Floor Plans and Elevations) and S5-005 (Proposed Parking Provision).
- 3) (A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - 1) The programme and methodology of site investigation and recording.
 - 2) The programme for post investigation assessment.
 - 3) Provision to be made for analysis of the site investigation and recording.
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation.
 - 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.(B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- 4) No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 5) Prior to the first use of the development hereby permitted, full details of all surface water drainage systems to serve the development shall be submitted to and approved in writing by the local planning authority. The approved sustainable drainage systems for the site shall be completed in accordance with the approved details and shall be retained thereafter.
- 6) Prior to the first use of the development hereby permitted, details of any external lighting to be provided in association with the development shall be submitted to and approved in writing by the local planning authority.

The details shall include times when the external lighting will not be switched on.

Only external lighting in accordance with the approved details shall be provided on the site and retained thereafter.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no external lighting shall be provided on the application site other than those expressly authorised by this permission.
- 8) Prior to the first use of the development hereby permitted, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include:
 - i) a plan(s) showing details of all existing trees and hedges on the application site. The plan should include, for each tree/hedge, the accurate position, canopy spread and species, together with an indication of any proposals for felling/pruning and any proposed changes in ground level, or other works to be carried out, within the canopy spread.
 - ii) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.
 - iii) a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.
 - iv) a written specification outlining cultivation and other operations associated with plant and grass establishment.
 - v) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.
- 9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 10) Prior to the first use of the development hereby permitted, details of a precise specification of the proposed materials for the hard landscaping of the site (including roads, paths, parking areas and other hard surfaces) shall be submitted to and approved in writing by the local planning authority. The hard landscaping of the site shall be completed in accordance with a timetable agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.
- 11) Prior to the first use of the development hereby permitted, details of the design, implementation maintenance and management of foul water drainage works shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and the drainage maintained/managed in accordance with the approved details.
- 12) Prior to the first use of the development hereby permitted, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy

requirements of the development. The details to be submitted shall include:

- the overall predicted energy requirements of the approved development;
- the predicted energy generation from the proposed renewable/low carbon energy measures;
- an implementation timetable for the proposed measures.

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

- 13) Prior to the first use of the development hereby permitted a Site Management Strategy shall be submitted to and approved in writing by the local planning authority. This strategy shall include:

- The parking arrangements on site for peak use (competition events)
- The parking that will be available on site at peak usage periods.
- How car parking will be monitored and managed.
- If necessary, the number and locations of parking marshals during event days.

The car park shall thereafter only be operated in accordance with the approved strategy.

- 14) Prior to the first use of the development hereby permitted each of the Accessible Parking spaces measuring a minimum of 4.8 metres in length and 3.6 metres in width as shown on drawing no S5-005 shall be provided. These spaces shall be retained thereafter.

- 15) The development hereby permitted shall be carried out in strict accordance with the recommendations set out in Section 4.0 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment report carried out by Arbtech Consulting Ltd dated 23rd January 2022 and submitted with this application. In particular:

- Best practice measures to minimise the possibility of pollution and tree damage must be implemented during construction.
- New tree planting restricted to native trees.
- Addition of wildflower margins and native tree planting along site boundaries.
- Enhancement of existing pond for wildlife.
- Implementation of precautionary working measures during construction for amphibians, reptiles and hedgehogs.
- In the event a bat or evidence of bats is discovered during the development, all work must stop and a bat licensed ecologist contacted for further advice.
- A low impacting lighting strategy will be adopted for the site during and post development.

- Deadwood should be retained in piles around the site boundaries to enhance the site for hedgehogs and invertebrates.
- Native tree or wild flower planting should be undertaken elsewhere on the site to mitigate for the loss of grassland.

=====END OF SCHEDULE=====