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## Appeal Decision

Site visit made on 4 June 2025

by **P B Jarvis DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 August 2025

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**Appeal Ref: APP/W2845/W/24/3357791**

**Overstone Park Hotel & Leisure Resort, Overstone Park, Overstone, Northampton NN6 0AS**

- 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 Overstone Park Resort against the decision of West Northamptonshire Council.
  - The application Ref is WND/2021/0960.
  - The development proposed is construction of 76 new units for holiday accommodation (30 new build and 46 twin lodges), parking, landscaping, refurbishment of existing facilities and associated infrastructure.
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### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The original description of the development was for 77 new units of holiday accommodation (31 new build and 46 twin lodges) but this was amended during the consideration of the application as set out above. However, the decision notice incorrectly refers to a total of 77 new units albeit stating correctly that this comprises 30 new build and 46 twin lodges which total 76 new units. The Council has clarified that the latter is the correct amount.
3. The Council has also clarified that Policy R1 cited in the reason for refusal on the decision notice dated 6 September 2024 refers to Policy R1 (Spatial Strategy for the Rural Areas) in the West Northants Joint Core Strategy (Part 1 Local Plan) (2014) (JCS). It has also clarified that Policy ENV8 (Borough Hill and Burnt Walls Scheduled Monuments) was incorrectly cited and that this should be Policy ENV7 (Historic Environment) of the Settlements and Countryside Local Plan 2011-2029 (Part 2) (2020) (SCLP).
4. Whilst no policies of the made Overstone Neighbourhood Plan 2019-2029 (2021) (ONP) are cited in the Council's decision notice, I note that a number are of relevance, some of which are acknowledged by both parties. I have considered these and other relevant policies referred to by the parties where appropriate in my decision below.
5. The Appellant has provided a draft statement of common ground but as it has not been signed by the Council I have not taken it as an agreed document.

## Main Issues

6. The appeal site lies in the open countryside for the purposes of identifying the relevant development plan policies. SCLP Policy RA6 and ONP Policy 5 state that development in the open countryside outside the settlement and village confines will be restricted to certain forms of development in order to recognise its intrinsic character, beauty and tranquillity in accordance with local and national policies. Policy 5 makes specific reference to SCLP Policy RA6 as identifying the types of development that may be supported. Policy RA6viii includes community or tourism as a use that will be supported provided that it is justified and of an appropriate scale for its location and has no significant adverse impacts on its character, beauty or tranquillity. It also supports economic development that otherwise accords with JCS Policy R2 (Rural Economy) which contains similar aims and refers to small scale tourism proposals. Policy E7 also supports other proposals which sustain the rural economy provided they do not harm the quality of the natural environment and are of an appropriate scale for their location.
7. Therefore, given that the proposal relates to an established tourism use on the appeal site, having regard to the evidence put forward the main issues are considered to be the effect on:
  - the character and appearance of the area.
  - the designated green wedge.
  - the setting of heritage assets.

## Reasons

### *Character and appearance*

#### *- Introduction*

8. The appeal site is a long-established golf resort complex comprising eighteen-hole golf course, clubhouse, 115 lodges, tennis courts, bowling green, informal driving range and ancillary buildings including greenkeepers compound. It lies within open countryside on the north-east edge of Northampton accessed via an existing entrance off Billing Lane. Billing Lane runs along the southern and western boundaries of the golf resort with residential properties on its southern and western side forming the northern extent of the built-up area of Northampton.
9. Overstone Hall, a grade II listed building with associated listed curtilage features is located within a parkland setting to the north of the appeal site. The evidence provided by the parties indicates that the original parkland extended north and south of the hall incorporating all the land on which the appeal site is located with the southern and western boundary of the appeal site still marked by the original stone boundary wall. Further buildings lie to the south-east of the Hall, including grade II Tower Court, former stables now converted into residential units. There is also the modern Overstone Park School and some further residential properties. A second larger group of buildings is located further to the east comprising a number of listed and unlisted residential buildings. These properties are all accessed via a private drive running through the eastern part of the appeal site adjacent to the driving range. The impacts on the significance of the setting of the affected heritage assets is considered separately below.

10. The overall character of the golf resort site is generally open with the built elements concentrated in the far southern part adjacent to the built-up area of the town though separated from Billing Lane by a belt of mature trees and vegetation. This southern edge of the site contains the majority of the existing lodges which front a driveway (The Roundel and The Crescent) that runs westwards from the site entrance. Buildings are located both sides of the drive with a main central roundabout fronted by terraces of two storey buildings and the two-storey clubhouse. These areas are well landscaped with hedging to front boundaries creating a pleasant 'street scene' with views of the wider countryside and golf course providing a pleasant backdrop.
11. The drive narrows and continues west past the existing tennis courts and bowling green, which are located just beyond the main terraces of two storey lodges, and a further large two storey lodge, towards the western part of the site beyond the golf course. This western area is noticeably more open and has a less built up, more rural character. Within this area are a number of well-spaced two storey lodges comprising of semi-detached pairs and short terraces which overlook a lake on the western boundary of the site.
12. The appellant has provided a Landscape and Visual Impact Assessment (2021) (LVIA) which provides a comprehensive assessment in line with accepted good practice. In assessing the landscape baseline both landscape character assessments (LCAs) and information relating to heritage designations were referred to. An assessment of public and contextual viewpoints was also undertaken. The LVIA also includes a number of Landscape Strategy Recommendations to 'ensure that the proposals can more successfully fit into the landscape, mitigating potentially adverse effects.'<sup>1</sup> The LVIA identifies that the site is located within the Moulton Slopes Landscape Character Area and concludes that due to the screening effects of built form, localised land form and vegetation only the LCA itself could potentially be affected by the proposed development.
13. Overall, the LVIA concludes that the effects on landscape character will be negligible and beneficial rather than adverse through the use of existing trees to maintain a mature and private appearance, improve biodiversity and maintain a natural appearance. In respect of visual effects, the LVIA concludes that in the only two public viewpoints available very small parts will be visible but whilst the views will change a little they will be improved over time as the landscape proposals mature. The private view from Overstone Hall would in time be fully screened and would be an advantage compared to the existing 'default' position provided by an extant permission for two storey lodges in a similar location. Changes to views along the private road to Overstone School would be mitigated.
14. The proposed development consists of four main elements which have been identified as the 4 two storey lakeside lodges, 27 'infill' two storey lodges, 14 twin lodges (western area) and 32 twin lodges (eastern area). These are assessed below.
  - *Two storey lodges ('infill')*
15. All the two storey lodges would be of similar appearance to the existing ones with elevations faced in timber boarding, with front gable feature and tiled pitched roofs.

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<sup>1</sup> LVIA paragraph 6.2

Within this area of the main complex they would have front gardens enclosed by hedging reflecting the layout, character and appearance of the existing 'street'.

16. Five of the proposed two storey lodges would be sited within a gap between the existing rows of lodges in the area around the clubhouse to the north of The Roundel. The layout and design of these lodges would reflect that of the existing buildings and whilst removing some of the wider gap between existing rows, overall the character and appearance of this part of the site would not be unduly harmed.
17. A row of seventeen lodges would be sited to the north of the internal road just beyond the main complex in the south-eastern part of the site. This would involve buildings being introduced close to the edge of the golf course and removal of some of the adjacent landscaped areas. However, these would continue the line of the adjacent existing terraces forming a logical extension to them within an area that adjoins the main built up part of the site. Whilst they would reduce the open character of this part of the site to an extent, given the proximity of and relationship with the existing complex of buildings, they would not appear incongruous nor unacceptably detract from its open character.

- *Two storey lodges (lakeside)*

18. Two pairs of semi-detached lodges would be sited close to the existing lakeside lodges in the far western part of the site albeit on the opposite side of the drive on an area of land that slopes down from the edge of the golf course. They would be set into this sloping land and the design incorporating attached decking areas and 'juliet' balconies to the front would complement the existing lakeside lodges. Given their size and spacing, they would relate well to the existing spacious character of this lakeside part of the appeal site. Whilst they would impinge on the more open character on the eastern side of the drive in this part of the site, I note that a previous permission was granted for additional lodges in this area.
19. Overall, the proposed two storey lodges would sit comfortably within the established character of the resort itself and would not unduly encroach into the surrounding countryside.

- *Twin lodges (western area)*

20. The proposed twin lodges would be of different appearance and layout to the existing lodges. They would be single storey caravan structures which would be fabricated off site and brought onto the site in two parts. They are shown to have boarded elevations and tiled roofs, incorporating solar panels, with decking areas to the front and side.
21. They would be located on the site of existing tennis courts and bowling green which are located just beyond the edge of the last circular terraces of two storey lodges in the main complex in the south-west part of the site. This area has a more open character though there is a single large, two storey detached lodge building (The Mansion) just to the north-west of the tennis courts. Once past this point, the area has an almost completely open and undeveloped appearance.
22. The layout of the twin lodges within this area would be somewhat different to the existing 'street scene character' of the existing lodges in that instead of a single row facing the 'street' they would all be sited to the south of the existing driveway in two rows with central drive providing access for vehicles to each lodge.

23. Whilst the proposed fourteen lodges would increase the built-up appearance of this part of the site, the area is not devoid of existing buildings and structures with the existing tennis courts being surrounded by high perimeter fencing. The existing large two storey lodge to the north would provide a clear 'end' to the built elements with the twin lodges being set within the gap between it and the existing two-storey terraces at the southern end.
  24. Their appearance and layout would be somewhat at odds with the existing distinctive street character provided by the two storey lodges. However, their design, which has been the subject of amendments and a design code, which indicates that the use of white joinery, grey external walls and tiled roof to match the existing lodges, would ensure that their appearance would complement both the rural character of this part of the site and the adjoining two-storey lodges. Overall, I consider that whilst they would introduce a different style and layout, given that they would occupy a part of the site which has a slightly different character and that their external materials would reflect the existing lodges, there would not be any unacceptably harmful impact.
  25. In addition, their single storey height would ensure that they would not be unduly prominent, particularly in views from the nearby Billing Lane which runs just to the south-west of the area. Whilst the boundary at this point is marked by a high wall with mature vegetation within the site, some views from Billing Lane are possible, though the visual impact of these new structures would be mitigated to an extent by the additional new planting proposed. As acknowledged in the appellant's LVIA, this part of the site can also be seen in distant views from the St Nicholas Church graveyard. However, given that they would be seen in the context of the existing complex, with a backdrop of mature trees and additional proposed planting, this view would not be unduly harmed.
  26. The ONP also identifies a 'sensitive view' from the southern end of Church Lane just to the north of St Nicholas Church on the southern edge of the village<sup>2</sup> prized for its views over a large part of the historic parkland and highly valued. ONP Policy 8 seeks to preserve and where possible enhance such important views but the proposed development would not be perceptible in this more distant view.
  27. Overall, these lodges would sit relatively comfortably within the site and its surroundings and would not unacceptably detract from its open character or from the distinctive character of the adjoining two-storey built elements of the resort.
- *Twin lodges (eastern area)*
28. The 'eastern area' of twin lodges, which would be of the same construction and appearance as those in the western area, would be sited in a part of the site that is currently occupied by the driving range. It is separated both physically and visually from the main complex by distance and by intervening vegetation and the driveway which leads to the buildings to the north of the appeal site. Furthermore, it is quite different in character and appearance being completely devoid of buildings with open views across the golf course to the north and east with just a small number of trees at its southern end. Whilst the greenkeepers compound lies to the south east with an existing vehicular drive providing access to it, the compound itself is well screened by existing mature vegetation and the building has an agricultural

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<sup>2</sup> ONP Figure 7, V5, page 40 and Policies Map

- appearance. Notwithstanding that it lies within the golf course itself, the overall character of this part of the site is far more open, rural and tranquil than the areas around the main building complex to the west.
29. As such, the introduction of 32 twin lodges with improved access and associated human and vehicular activity would have a significant effect on the open and peaceful character of this part of the site. Whilst the layout of the proposed lodges would be slightly less formal than the uniform rows proposed in the western area, it would nevertheless result in the introduction of a considerable number of lodges in rows two and three deep with intervening drives thus introducing a considerable amount of built development and structures. It would extend significantly northwards into the north-eastern part of the site not only considerably increasing the footprint of the built elements of the site into an area where is currently undeveloped but also introducing an extent and form of development that would appear unrelated to the main complex, intruding significantly into the current open character of this part of the appeal site.
30. The introduction of additional planting as proposed in the Landscape Strategy would go some way to mitigating its visual impact and I acknowledge that public views of this area from outside the site would be limited due to its relative containment by boundary vegetation. However, there are views of this part of the site from the site entrance. In addition, the considerable change would be fully experienced by golfers and visitors to the resort and, to a lesser extent, those passing along the private drive on its western boundary. The additional development and associated activity would be emphasised by the required improvements to and use of the crossing point along the private drive.
31. Overall, I consider that this proposed area of twin lodges would have a significant adverse impact on the open character and natural beauty of this part of the site as well as significantly detracting from its relative tranquility.
32. A play area and tennis court would also be located in this eastern area just to the south of the proposed lodges. Whilst this would introduce some additional activity and built elements, their siting is such that this would be concentrated in the far southern part of the site, adjacent to the existing compound and closer to the existing built edge of the settlement. The associated increase in activity and relatively limited impact of the built elements and structures would be unlikely to have a significant adverse impact on the site's character and appearance.
- *Conclusion in respect of character and appearance*
33. I acknowledge that the appeal site itself is generally visually well contained such that the impacts on the wider landscape would be limited. However, contrary to the findings of the appellant, I conclude that there would be unacceptable local effects resulting from the development. Whilst the two storey lodges and the twin lodges in the western area would be satisfactorily assimilated within the established character and appearance of the appeal site, the twin lodges proposed in the eastern area would result in an intrusive and incongruous form of development of a scale that is not appropriate for this location. As such, this element of the proposal would adversely impact on the character and appearance of the currently open and rural character of the eastern part of the appeal site and result in a significant encroachment of the open countryside. As such the proposal would fail to comply with JCS Policies R2 and E7, SCLP Policy RA6 and ONP Policy 5.

## **Green Wedge**

34. The whole appeal site lies within the Green Wedge as designated in the SCLP. Policy ENV3 seeks to protect the identity, character and setting of settlements within the areas that fringe Northampton and requires development to demonstrate that it would maintain the physical and visual separation between settlements. Proposals that contribute towards increased public access to and enjoyment of the Green Wedge, will be supported provided compatible with the above.
35. The supporting text explains that the Green Wedges have the function of protecting the identity and setting of fringe villages, which include Overstone, located to the north of the appeal site, and preventing coalescence with them. Their role in providing informal recreation as part of the wider green infrastructure network is also recognised. Reference is also made to the plan-led development, which includes the sustainable urban extensions (SUEs), with the allocation at North Northampton SUE located just beyond the western and northern fringes of the Green Wedge, to the north and west of Overstone village.
36. I acknowledge that the existing development comprising the main built elements of the golf resort already impinge on the Green Wedge to an extent. However, these elements are predominantly concentrated along its southern edge, close to the existing built up area. The development proposed within this area would result in only limited further encroachment of the Green Wedge, nor would it physically or visually result in any coalescence with the village of Overstone which is located some distance away to the north.
37. Conversely, the area in which the proposed 32 twin unit lodges would be sited is far more open and rural in character. It is located within a large expanse of open countryside, albeit part of the golf course, which is an important 'green lung' between the various areas of built development which adjoin its edges. This area also performs an important role in providing areas of green infrastructure maintaining a rural setting to all these adjoining areas of built development. As referred to above, this area is both physically and visually distant and separated from the resort's main complex of buildings in an area that is clearly part of the wider open area functioning as part of the Green Wedge.
38. The proposed siting of 32 lodges and associated works would introduce a considerable amount of development within this open and currently undeveloped area, considerably detracting from its open character and function as part of the Green Wedge.
39. The appellant's LVIA concludes that the proposed development will add only a 'de minimus' quantum of development and extensive planting will lead to full mitigation. However, whilst the area to be developed is not large compared to the whole area of the Green Wedge, the footprint of the development would be extensive and the siting of buildings on it as proposed would unacceptably diminish its role as part of the area that maintains a physical and visual separation between settlements, notwithstanding that it would not physically result in any coalescence. Whilst the proposal would enable an increased enjoyment of the Green Wedge by allowing increased, albeit private, access to it, this would not outweigh the harm identified above.
40. As a result, I find that there would be conflict with SCLP policy ENV3.

### ***Effect on setting of heritage assets***

41. I am obliged to have regard to the duty under S66 of the Planning (Listed Buildings and Conservations Areas) Act which states that in considering whether to grant planning permission for development which affects a listed building, or its setting, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
42. The Framework states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 207 states that applications should be accompanied by a description of the significance of any heritage assets affected, including any contribution made by their setting. The information should be proportionate to the assets' importance and no more than sufficient to understand the potential impact on significance.
43. The Planning Practice Guidance (PPG) states that whilst the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations and although views of or from an asset will play an important part in the assessment of impacts on settings, the way in which an asset is experienced in its setting is also influenced by other environmental factors and by an understanding of the historic relationship between places.
44. I note that the Council's decision notice only refers to SCNP Policy ENV7, but in addition, JCS Policy BN5 (The Historic Environment and Landscape) which has been referenced in other documents, is relevant. Furthermore, ONP Policy 9 relates to the protection of heritage assets. These policies are consistent with the Framework in that they seek to conserve and enhance the historic environment and that any harm found should be judged against the Framework tests. In addition, I note that ONP Policy 5 also states that where practical to do so, development proposals should mitigate any impacts they have on, amongst other things, heritage assets and their settings.
45. The appeal application is not supported by a separate Heritage Statement, though an assessment of the heritage impacts is made in the LVIA albeit is clarified that the author is not a Heritage Consultant and it refers only to landscape and visual effects on the setting of heritage assets. However, the LVIA provides information relating to the significance of the affected heritage assets, referring in particular to a statement of heritage significance prepared by Dr. Jonathan Eddis (the Heritage Collective) in 2018 which relates to the hall and its parkland setting and the Church of St Nicholas and various relevant sections are reproduced to assist in explaining their significance.
46. As noted above there are a number of listed buildings to the north of the site within the former Overstone Hall estate. These are Overstone Hall, the Church of St Nicholas, Tower Court (former Stable Block) to the north and The Dairy, Court House, Court Cottages, Court Lodge and Whistlefield to the north east.
47. In the case of Tower Court, the LVIA conclusion is that its setting will not be affected, due to the physical and visual barrier comprising of mature trees and hedgerows between it and the development proposals. In respect of the Dairy and other listed buildings with which it forms a group it is also concluded that the proposals will have no effect on their setting, again on the basis that there is no

intervisibility between the two, the intervening land largely occupied by mature trees and plantations. The Council does not suggest that the setting of any of the above buildings would be affected and, taking account of the information provided and my observations on site, I concur with these findings. I also note that whilst parts of the existing appeal site including some of the lodges can be seen in distant views from the churchyard of St Nicholas Church, its setting, which is more localised, would also not be affected.

48. However, both parties identify that the development would affect the setting of the Grade II listed Overstone Hall and its wider parkland, which is considered to be a non-designated heritage asset. The resort and golf course were formerly part of the parkland which extended from Overstone village to Billing Lane to the west and south. The Billing Lane boundary of the appeal site is still marked by the stone boundary wall of the former parkland.
49. The Heritage Collective report includes the following overall statement of significance which provides a good summary:

*“The Hall and the Church are buildings of special architectural and historic importance, set within a designed landscape that predates their construction in the 19th century. Although that landscape (the Park) has been changed, altered and eroded in significance, and although the Park was never one of the great designed landscapes at a national level, there are, clearly, elements where setting and physical significance combine to form sensitive groupings.*

*The significance of the assets, taken together as a place, lies in the following: The Hall and its nearby listed structures (steps etc), as an architecturally and historically significant building (Teulon and Loyd being important associations) interacting with its visual surroundings, particularly the southern-central part of the Park, and the Lake, and what remains of the borrowed landscape when looking westward. The Hall, as an architecturally and historically significant building interacting at a more abstract level with its wider context within the Park, some of which is visually remote, notably the Church, the Stable Block and its associated group of converted buildings, and Pytchley Gate. The Church, as an unusual example of an early 19th century place of worship within an estate, which has a visual connection with the residual parkland on the northern part of the Park. The Church also interacts with surrounding land and buildings, notably the Hall, at an abstract level, given that there is little or no intervisibility between the Church and the Hall. The Park, as the primary setting for the Hall and its associated structures, including the Church, Pytchley Gate, and the group of buildings at and near the Stable Block. However, the Park is not in itself as special interest, and it can be thought of as the vessel or container within which the more important heritage assets interact with each other.....”*

50. Other landscape character assessments referenced in the LVIA<sup>3</sup> provide information on cultural assets and state that the parkland landscape including mature trees in grassland, woodland, waterbodies within tributary valleys and stone boundary walls and gateways are features of the landscape which contribute to the setting of built development. Whilst this particular report was prepared in the context of assessing sites for a specific form of development, its findings are nevertheless relevant.

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<sup>3</sup> Daventry Landscape Character Assessment, Northampton Fringe Assessment

51. The LVIA concludes that only Overstone Hall and its parkland setting, the parkland being a non-designated heritage asset, have the potential to be significantly affected by the proposed development. The conclusion of the LVIA is that there would be a negligible effect and in fact potential for a 'low beneficial' effect on the setting of the Hall and Park. This is on the basis that the Landscape Strategy would fully screen the proposed development and significantly reduce intervisibility between the hall and its remnant parkland and the existing resort development thereby resulting in an improvement in its setting. It is also based only on a consideration of landscape and visual effects as clarified by the author of the LVIA.
52. The Council's Conservation Officer reached a different view noting that the extent of amenity screen planting proposed would not necessarily be beneficial from a heritage asset setting aspect and that it should not attempt to physically and visually separate the immediate Overstone Hall parkland from its wider setting. The potential for the lakeside lodges, which would be sited on the eastern side of the drive away from the existing lodges, to have an adverse effect was also noted. In addition, whilst noting that there could be views of the western area of twin lodges, the impact was considered to be limited. In summary, the Council's view is that built form that would be introduced into the existing parkland landscape would erode its sense of openness and tranquillity and undermine the positive contribution it makes to the overall setting of the Overstone Hall.
53. Having regard to all the evidence provided and from my own observations, it is my view that the proposed development would have a harmful impact on the setting of Overstone Hall and its parkland through the introduction of built development and structures into the parkland setting. These harmful impacts, based on an understanding of the visual and historical relationship between the park and its setting, would be mainly as a result of the proposed lakeside lodges which would erode the sense of openness and tranquillity in the western part of the park which remains an important part of the significance of the setting of Overstone Hall.
54. Consequently, I find that the proposal would lead to less than substantial harm albeit at the lower end of the spectrum. Notwithstanding this, in the light of the above duty I am required to give considerable importance and weight to this harm and as stated in Framework paragraph 212, great weight should be given to the assets' conservation.
55. In accordance with Framework paragraph 215 this harm should be weighed against the public benefits of the proposal. In this case, the public benefits are set out in the appellant's 'Justification and Benefits Appraisal' as well as in the Statement of Case. These benefits should be genuinely public and I note that whilst many of the cited benefits relate to the improvement of the resort itself, these could result in wider public benefits. These in summary include the provision of tourist accommodation to meet an identified need, enhancement and improvement of facilities to serve that additional tourist accommodation and the associated economic benefits to the local area through increased jobs and local spending both during construction and at the operational phase through visitor spending.
56. Overall, I attribute significant weight to the public benefits. Whilst giving considerable weight and importance to the harm to the setting of the designated heritage asset found above, I consider that it would be outweighed. The proposal would thus accord with JCS Policy BN5, SCLP policy ENV7 and ONP Policy 9.

57. There would be similar level of harm to the significance of the parkland itself, a non-designated heritage asset. However, having regard to Framework paragraph 216, I find that this harm would also be outweighed.

### **Other Matters**

#### *Third party comments*

58. There have been a considerable number of third party comments, predominantly objecting to the proposal and many of which raise additional issues of highway safety and parking. The appeal application is supported by a Transport Assessment which finds that there would be a negligible increase in vehicle trips onto the local highway network and that the existing access, which would be upgraded to include an enhanced pedestrian crossing, would be suitable and safe to serve the proposal. In the absence of any objection from the Highway Authority or contrary technical evidence there is no justification for reaching a different conclusion.
59. There would be a loss of parking in the eastern part of The Roundel where seventeen new lodges are proposed. However, the appellant submitted amended plans to incorporate some additional parking areas and there would be potential to accommodate further spaces through the rearrangement and clear demarcation of the existing car parking.
60. There is also a concern regarding the proposed use of the lodges and whether they would be for short term holiday lets. The appellant has clarified that it has not yet been decided whether they would be for private rental or sale. Whilst appreciating that the existing lodges are individually owned holiday homes, given the nature of the existing complex and whilst short terms lets may result in an increase in the associated traffic movements reflecting the greater frequency of occupants arriving and departing, I see no reason why that use would be inappropriate in principle.

### **Overall Planning Balance**

61. For the reasons set out above I find that the proposal conflicts with various identified policies of the JCS, the SCLP and the ONP. The proposal would not represent sustainable development and thus would also conflict with JCS policy SA. As such there is conflict with the development plan overall.
62. Therefore, the balance rests on whether material considerations indicate that the proposal should be determined other than in accordance with the development plan.
63. The proposal would result in a number of public and other benefits as identified above and detailed in the appellant's supporting documents. The proposal would assist in improving the local tourist offer to meet demand and enabling enhancements to the local and wider economy through increased jobs and spending, as quantified in the supporting documents, which is afforded significant weight. In addition, the appellant indicates that there would be crucial and considerable benefits to the golf resort through an ability to invest in upgrading the accommodation and leisure facilities, thus attracting additional members and ensuring its future as a high-quality course and leisure facility within the local area in an accessible location.

64. In respect of the Framework, whilst I find that the proposal would contribute positively to the economic and social objectives, it would result in significant environmental harm which would outweigh these benefits.

65. Overall, in the light of the above, the material considerations do not indicate that the appeal should succeed.

**Conclusion**

66. I therefore conclude that the appeal should be dismissed.

*P B Jarvis*

INSPECTOR