


HIGH SPEED RAIL (WEST MIDLANDS – CREWE) ACT 2021

DIRECTION TO DEEM PLANNING PERMISSION TO BE GRANTED UNDER PART 3 OF THE TOWN AND COUNTRY PLANNING ACT 1990

DEVELOPMENT OF 12 NEW HOLES AND ASSOCIATED WORKS FOR INGESTRE PARK GOLF CLUB, INGESTRE, STAFFORDSHIRE

The Secretary of State for Transport, Department for Transport, Great Minster House, 33 Horseferry Road, London, SW1P 4DR hereby directs that:-

1. Pursuant to section 47 (3) of the High Speed Rail (West Midlands to Crewe) Act 2021 (“the Act”) and Part 3 of the Town and Country Planning Act 1990 (“1990 Act”) and subject to paragraphs 2 and 3 below, planning permission, so far as it is required, be deemed to be granted for the Development authorised by the Act as specified in Schedule 1 to this Direction.
2. The Development for which planning permission is deemed to be granted is development which, in respect of any works or matters, is carried out within the limits authorised by the Act and has been the subject of an environmental assessment, with the detailed designs subject to an assessment of compliance, in connection with the Act for the purposes of section 47(6)(c) of the Act.
3. Planning permission for the Development described in Schedule 1 to this Direction is deemed to be granted under Part 3 of the 1990 Act subject to the planning conditions set out in Schedule 1 of this Direction.
4. Pursuant to section 47(1) of the Act, section 17(1) of the Act does not apply to the development as described in Schedule 1 to this Direction.
5. A set of planning drawings and documents showing elements of the Development in further detail accompanies this Direction. A list of the drawings and documents is set out in Schedule 2 to this Direction.
6. Pursuant to section 47(3)(b) of the Act Ingestre Park Golf Club or the nominated undertaker appointed under section 41 of the Act are authorised to carry out the Development.



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Authorised by the Secretary of State for Transport

Jon Griffiths, Deputy Director, HS2 Phase 2a Sponsor and a Senior Civil Servant

Date 30th April 2021

SCHEDULE 1

PLANNING CONDITIONS

Definitions and Interpretations

In these conditions unless the context otherwise requires:

“Act” means the High Speed Rail (West Midlands – Crewe) Act 2021;

“Commencement” means the date upon which the Development shall begin by the carrying out of a material operation as defined in section 56 of the Town and Country Planning Act 1990 excluding any operations relating to ground and soil investigations, investigations or works in respect of ground contamination, archaeological investigations, geological investigations, site clearance, tree felling or removal, or the erection of fencing, hoardings or site compound buildings, and

“Commence” and cognate terms shall be construed accordingly;

“Construction works” means those works required to carry out the Development up to the commencement of a Drop Seed Contract;

“Development” means the construction of 12 new holes of golf, a crossing of Ingestre Park Road, creation of 2 lakes, perimeter fencing, land drainage, construction of irrigation system, culverts, weirs, dams and bridges, landscape planting and erection of a pumphouse;

“Drop Seed Contract” means the agreement between Ingestre Park Golf Club and a Contractor for the construction of the golf course up to the stage where grass seed or turf is applied to the surface of the new works, after which the Golf Club maintenance staff will begin normal maintenance regime arrangements;

“Ingestre Park Golf Club” means the Golf Club including their main delivery contractor;

“Local Planning Authority” means Stafford Borough Council and its successors as local planning authority for the area in which the Site is located;

“Nominated undertaker” means the person specified in regulations under section 41 of the High Speed Rail (West Midlands – Crewe) Act 2021;

“Planning Direction Drawings and Documents” means the drawings and documents listed in Schedule 2 to this Direction;

“Site” means the area of land shown for identification purposes only edged with a solid red line on the Location Plan with drawing number G982 NC 701-1; and

“Standard Tree” means a standard tree in accordance with British Standard BS3936 – Nursery stock specification for trees and shrubs.

References in these conditions to any scheme, strategy, programme, statement, plan, design drawing, details, procedure or report to be approved by the Local Planning Authority (each an “approved document”), or to doing of anything in accordance with any approved document shall be construed as including references to such amendments, modifications or substitutions of the approved document as shall have been agreed in writing by the Local Planning Authority.

1. In Accordance with Planning Direction Drawings

The Development shall be carried out in accordance with the Planning Direction Drawings listed within Schedule 2 of this Direction except to the extent that any modification is required or allowed by or pursuant to these conditions. Any amendments, modifications or substitutions of the Planning Direction Drawings shall be agreed in writing by the Local Planning Authority.

Reason: To define the scope of the planning permission and to ensure the planning permission is implemented in all respects in accordance with the submitted details.

2. Construction Method Statement

The Development shall be carried out in accordance with the approved Construction Method Statement reference G982 D3 Rev C and the Construction Arrangements reference G928 NC 714 Rev A.

Reason: To protect the amenities of the local residents and in the interests of public and highway safety.

3. Construction Environment Management Plan

The Development shall be carried out in accordance with the Construction Environment Management Plan reference 15931 V2.5 and the Site Constraints Plan reference G928 NC 705 Rev A.

Reason: In order to comply with statutory wildlife protection and other environmental legislation and to protect features of recognised nature conservation plus protected and important species and the amenity of the Site and surrounding areas.

4. Archaeological Investigation

The archaeological site work shall be carried out in full in accordance with the written scheme of archaeological investigation set out in the document titled: "HS2 Phase 2a LS-WSI: Ingestre Park Golf Course Proposed Relocation Trial Trenching Document no: 2G004-BAF-EV-PRO-A000-000002" or such variation of that document as may be approved in writing by the archaeological advisor to the Local Planning Authority from time to time.

Reason: In order to ensure the adequate investigation of archaeological remains in accordance with paragraph 189 of the National Planning Policy Framework.

5. Archaeological Recording

The development shall not be brought into use until the site investigation and post-excavation assessment has been completed and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured in accordance with the written scheme of archaeological investigation set out in the document titled: "HS2 Phase 2a LSWSI: Ingestre Park Golf Course Proposed Relocation Trial Trenching Document no: 2G004-BAF-EV-PRO-A000-000002" or such variation of that document as may be approved in writing by the archaeological advisor to the Local Planning Authority from time to time.

Reason: In order to ensure the adequate recording of archaeological remains in accordance with paragraph 189 of the National Planning Policy Framework.

6. Landscaping and Retention of Trees

The development shall be carried out in accordance with the landscaping proposals contained within plan reference numbers G982 NC 711-1/711-2/711-3/711-4 Rev D and G982 NC 712-1/712-2/712-3/712-4 Rev D. The approved landscaping scheme shall be implemented by and during the second planting season following commencement of the Development unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall thereafter be maintained in accordance with the Landscape Ecological Management Plan reference 15931 V2.2 and Maintenance Schedule reference 15931, including the replanting of any standard trees and above which die unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to ensure the satisfactory appearance of the completed Development, to improve the amenities of the local area, to minimise the impact of the loss of trees on the Site and to ensure that there is no net loss of biodiversity on-site.

7. Road Crossings

The holes of golf to the north of Ingestre Park Road (contained within Plan reference G982 NC 707 Rev D) can only be brought in to use as follows:

- Holes 2-8 - once the hedge translocation is completed (contained within Plan reference G982 NC 711-3 Rev D) and the fences and gates are installed (contained within Plan reference G982 NC 716) that lead to Holes 1 and 9
- Holes 11-13 - once the fence and gate are installed (contained within Plan reference G982 NC 716) closest to the tees at Hole 11 (contained within Plan reference G982 NC 707-2 Rev D)

These measures shall thereafter be maintained, including appropriate ongoing maintenance of relevant areas of landscape.

Reason: In the interests of highway safety.

8. Drainage Scheme

The drainage scheme for each section of the Development (north and south of Ingestre Park Road) is to be installed in accordance with details contained within Plan references G982 NC 710/710-1/710-2/710-3 before that section of the development is brought into use and thereafter maintained at all times.

Reason: In order to ensure that the Site is served by an adequate surface water disposal system.

9. Lighting

No high intensity lighting is to be installed within the Site area at any time except in accordance with a detailed lighting scheme submitted to and approved in writing by the Local Planning Authority. The details shall include a site layout plan showing luminaire types, location, intensity and profiles, mounting heights, beam angles and orientation along with hours of use.

Reason: To protect the amenity of local residents and to ensure appropriate measures are taken in relation to protected species.

Informatives

As required by section 47(5) of the Act, the development must be begun not later than the end of ten (10) years from 11th February 2021.

The Construction Method Statement includes a requirement that no construction traffic can use the canal bridge number 78, Ingestre Bridge over the Trent and Mersey Canal (Grid Reference E398495 N325548), to follow through the undertaking and assurance given by the Secretary of State to the Canal and River Trust. Construction traffic comprises construction machinery and delivery of construction materials.

The Construction Environment Management Plan details the requirement to comply with a trigger action plan relating to construction noise impacts affecting Little Ingestre Care Home to follow the assurance given by the Secretary of State to Little Ingestre Care Home.

A Works Agreement with Staffordshire County Council as the Highways Authority under section 184 of the Highways Act 1980 will be required prior to any works being carried out to the public highway within or adjoining the Site. No works will be completed within the highway until approval has been received, and it is noted that an application and Stage 1 Road Safety Audit have been submitted by Ingestre Park Golf Club for the crossings of Ingestre Park Road. After the approved works have been constructed and the Stage 3 Road Safety Audits completed, Ingestre Park Golf Club shall be responsible for the future maintenance of all areas within their ownership and control to ensure the safety of golfers and staff using the crossing. The Highway Authority shall be responsible for the maintenance of all related areas within their control and any relevant fixtures therein as required by the Road Safety Audits.

SCHEDULE 2

PLANNING DRAWINGS AND DOCUMENTS

| <u>Title</u> | <u>Reference</u> |
|---|------------------------------|
| Location Plan | G982 NC 701-1 |
| Site Plan - Block Plan | G982 NC 701-2 |
| Topographical Site Survey | G982 NC 704 |
| Site Constraints | G928 NC 705 Rev A |
| Proposed Routing Plan | G982 NC 707 Rev D |
| Proposed Routing Plan 1 of 3 | G982 NC 707-1 Rev D |
| Proposed Routing Plan 2 of 3 | G982 NC 707-2 Rev D |
| Proposed Routing Plan 3 of 3 | G982 NC 707-3 Rev D |
| Proposed Grading | G982 NC 708 Rev D |
| Proposed Grading 1 of 3 | G982 NC 708-1 Rev D |
| Proposed Grading 2 of 3 | G982 NC 708-2 Rev D |
| Proposed Grading 3 of 3 | G982 NC 708-3 Rev D |
| Cut and fill plan | G982 NC 709 |
| Proposed Golf Course Drainage | G982 NC 710 |
| Proposed Golf Course Drainage Plan 1 of 3 | G982 NC 710-1 |
| Proposed Golf Course Drainage Plan 2 of 3 | G982 NC 710-2 |
| Proposed Golf Course Drainage Plan 3 of 3 | G982 NC 710-3 |
| Vegetation Removal Hedge Transplanting and Planting Plan 1 of 3 | G982 NC 711-1 Rev D |
| Vegetation Removal Hedge Transplanting and Planting Plan 2 of 3 | G982 NC 711-2 Rev D |
| Vegetation Removal Hedge Transplanting and Planting Plan 3 of 3 | G982 NC 711-3 Rev D |
| Planting Schedule | G982 NC 711-4 Rev D |
| Tree Removal Transplanting and Planting Plan 1 of 3 | G982 NC 712-1 Rev D |
| Tree Removal Transplanting and Planting Plan 2 of 3 | G982 NC 712-2 Rev D |
| Tree Removal Transplanting and Planting Plan 3 of 3 | G982 NC 712-3 Rev D |
| Tree Planting Schedule | G982 NC 712-4 Rev D |
| Irrigation scheme | G982 NC 713 |
| Construction Arrangements | G982 NC 714 Rev A |
| Cart Path Layout | G982 NC 715 |
| Fence & Gate Plans with Elevations & Details | G982 NC 716 |
| Pump Station | G982 NC 730 Rev A |
| Planting Notes & Details | G982 NC 731 |
| Bridge Details | G982 NC 732 |
| Culvert Construction | G982 NC 733 |
| Green Construction | G982 NC 734 |
| Tee Construction | G982 NC 735 |
| Bunker Construction | G982 NC 736 |
| Pedestrian Crossings – Eastern Access | 11756-100-002A |
| Materials Schedule | G982 D2 Rev B |
| Construction Method Statement | G982 D3 Rev C |
| Landscape Ecological Management Plan | 15931 V2.2 |
| Landscape Ecological Management Plan – Maintenance Schedule | 15931 |
| Construction Environment Management Plan | 15931 V2.5 |
| Written Scheme of Investigation – Archaeology | 2G004-BAF-EV-PRO-A000-000002 |