



NPA/DM/25/013

Dartmoor National Park Authority
Development Management Committee

5 September 2025

Applications to be Determined by the Committee

Report of the Director of Spatial Planning

INDEX

Item No. Description

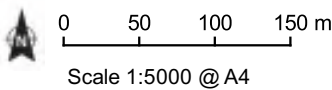
1. **0310/24**

Refurbishment and reconfiguration of the existing clubhouse; erection of padel and pickleball courts; redesign of the existing 18-holes to a 12-hole golf course; erection of ancillary golf facilities; visitor and staff accommodation; and family putting course

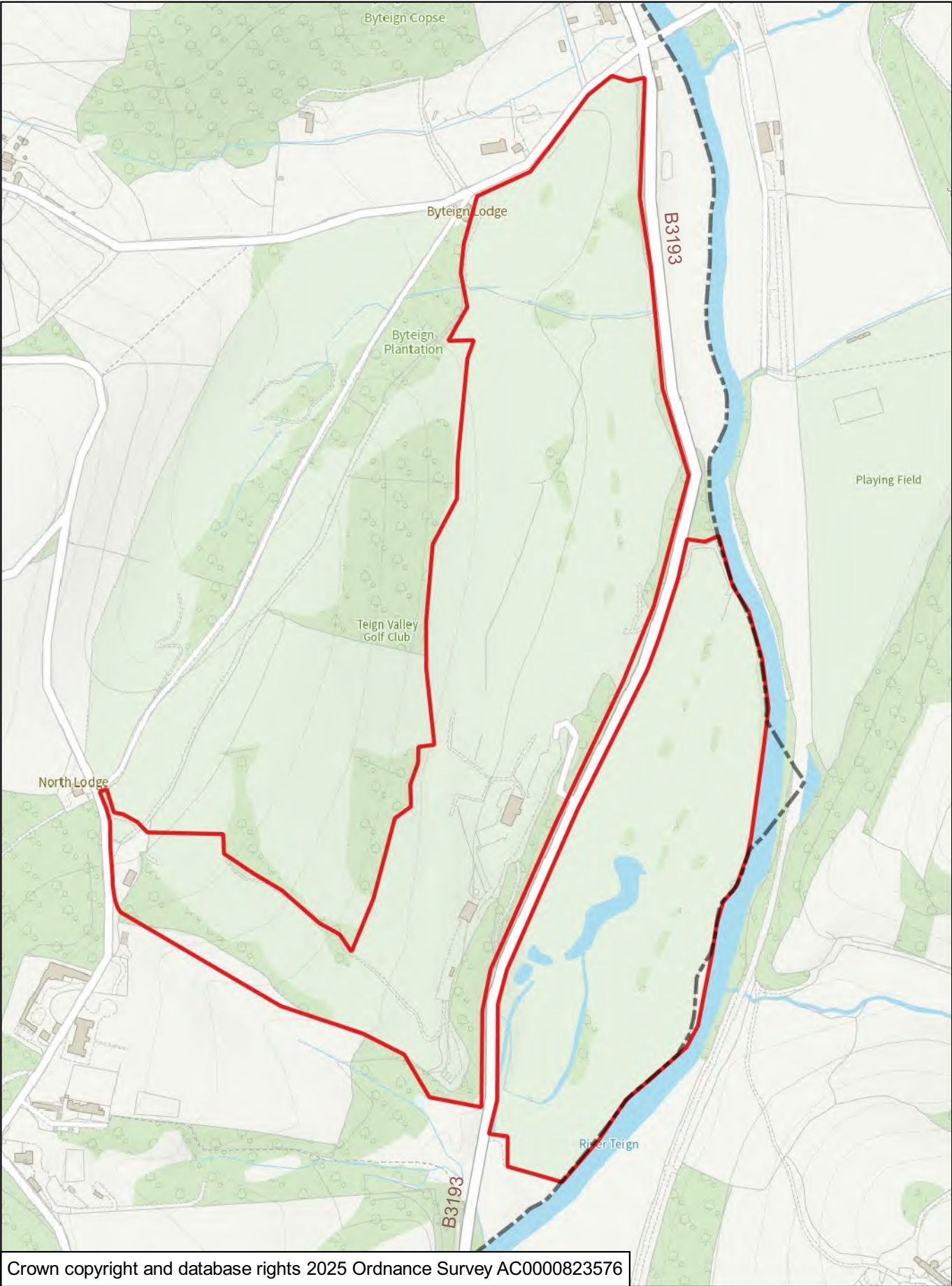
Teign Valley Golf Club, Christow, Exeter, EX6 7PA

Dartmoor National Park Authority

0310/24 Teign Valley Golf Club, Christow,
Exeter, Devon, EX6 7PA



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Item 1

Application No: **0310/24** District/Borough: **Teignbridge**

Application Type: **Full Planning Permission** Parish: **Christow**

Grid ref: Officer: **Dean Kinsella**

Proposal: Refurbishment and reconfiguration of the existing clubhouse; erection of padel and pickleball courts; redesign of the existing 18-holes to a 12-hole golf course; erection of ancillary golf facilities; visitor and staff accommodation; and family putting course

Location: Teign Valley Golf Club, Christow, Exeter, Devon, EX6 7PA

Applicant: 360 Sycamore Ltd

Recommendation: That planning permission be granted, subject to:

- (i) The proposed scheme does not constitute Major Development; and
- (ii) The conditions set out below and the completion of a Section 106 Agreement. The Agreement shall secure the provision of a Habitat Management and Monitoring Plan (HMMP), to be prepared in accordance with the approved Biodiversity Gain Plan. The Section 106 shall also secure a Management Plan for the HMMP and require the submission of monitoring reports, in writing, in line with the methodology and frequency specified in the approved HMMP; and
- (iii) Subject to consultation with the Chair of the Development Management Committee, the completion of the statutory 21-day public consultation period, and confirmation that no new material planning considerations, not already addressed, are raised during that process.

Condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

Site Location Plan - 17/04/24

Proposed Site Plan Lewandowski Architects 2626 PL 100 06

Country Inn - Site Plan - 2626 PL CI_100 01

Country Inn - Ground Floor - 2626 PL CI/200 02

Country Inn - First Floor - 2626 PL CI/201 02

Country Inn - Second Floor - 2626 PL CI/202 02

Country Inn - Roof Plan - 2626 PL CI/203 02

Country Inn – Elevation A - 2626 PL CI/300 02

Country Inn – Elevation B & C - 2626 PL CI/301 02

Country Inn – Elevation D - 2626 PL CI/302 02
 Country Inn – Section - 2626 PL CI/400 02
 Cabin Floor Plan - 2626 PL EC200 00
 Cabin Roof Plan- 2626 PL EC201 00
 Cabin Elevations A & B - 2626 PL EC300 00
 Cabin Elevations C & D - 2626 PL EC301 00
 The Farmstead Site Plan - 2626 PL FS/100 02
 The Farmstead Grd Floor Plan - 2626 PL FS/200 03
 The Farmstead First Floor Plan - 2626 PL FS/201 03
 The Farmstead Roof Plan - 2626 PL FS/202 03
 The Farmstead Elevation A - 2626 PL FS/300 02
 The Farmstead Elevation B - 2626 PL FS/301 01
 The Farmstead Elevation C - 2626 PL FS/302 02
 The Farmstead Elevation D - 2626 PL FS/303 02
 The Farmstead Elevation E, F & G - 2626 PL FS/304 01
 The Farmstead Section - 2626 PL FS/400 04
 Practice Hut Site Plan - 2626 PL PH/100 02
 Practice Hut Floor Plan - 2626 PL PH/200 03
 Practice Hut Elevations - 2626 PL PH/300 02
 Practice Hut Site Section - 2626 PL PH/400 03
 Padel Site Plan - 2626 PL PP/100 03
 Padel Floor Plan - 2626 PL PP/200 05
 Padel Roof Plan - 2626 PL PP/201 05
 Padel Elevation - 2626 PL PP/300 04
 Padel Tennis Court Elevations - 2626 PL PP/301 02
 Padel Site Section - 2626 PL PP/400 06
 Pickle Ball Courts Site Plan - 2626 PL PS/100 02
 Pickle Ball Courts Site Plan - 2626 PL PS/200 04
 Padel & Pickle Roof Plan - 2626 PL PP/201 04
 Pickle Shed Elevations A&B - 2626 PL PS/300 00
 Pickle Shed Elevations C&D - 2626 PL PS/301 00
 Pickleball Court Elevations - 2626 PL PS/302 01
 Pickle Shed Section A - 2626 PL PS/400 02
 Pickle Shed Section B - 2626 PL PS/401 00
 Starters' Hut Site Plan - 2626 PL SH/100 01
 Starters' Hut Plan - 2626 PL SH/200 01
 Starters' Hut Elevations - 2626 PL SH/300 00
 Starters' Hut Site Section - 2626 PL SH/400 01

3. Development shall be carried out in accordance with the actions set out in the Ecological Impact Assessment (EcIA), Digg & Co, 07.02.25 and any measures required under licence from Natural England. (This condition shall be discharged when the consultant ecologist confirms in writing to the LPA that the recommendations have been implemented)
4. The development shall comply with the details set out in Artificial Lighting Impact Assessment, Buro Happold, 1 May 2024 and EIA – Addendum Lighting Calculations P05, Buro Happold, 17.03.25, and no additional lighting will be permitted unless otherwise agreed in writing by the Local Planning Authority. Details of the specific lighting to be installed shall be submitted and approved in writing by the Local Planning Authority prior to the use of the development commencing.

5. The staff accommodation, as shown on plan 2626 PL CI/202 02 hereby permitted shall not be used or occupied other than for the provision of staff accommodation for a person/persons (together with their spouse or partner, children and dependents) solely or mainly working in the business on the site, currently known as Teign Valley Golf Course, and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling.
6. The guest room hereby permitted within the clubhouse, Nokken cabins and accommodation within the 'Farmstead' shall not be used or occupied other than for the provision of short let holiday accommodation in connection with the existing business currently known as Teign Valley Golf Course. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year.
7. The padel ball courts and associated lighting hereby approved shall only be used during the hours of 8am – 8pm mon-fri, 8am-6pm sat-sun & Bank holidays.
8. The use on site shall not commence until the car parking facility has been provided as shown on approved drawing 2626 PL CI_100 01. Once implemented the parking shall be retained for the lifetime of the development.
9. Notwithstanding the details shown on approved drawing 2626 PL CI_100 01, prior to the use of the car park being brought into use details of electric charging points shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the vehicle charging and their location to comply with the requirements of policy 4.5 of the Dartmoor Local Plan. The charging towers shall not be illuminated.
10. Prior to the commencement of development to erect any structure, building or retaining wall a detailed schedule of the materials and finishes relating to the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples of any roof materials, wall finishes including cladding materials, window/exterior door units, verge/soffit and rainwater details, positions of any meter boxes, fence and wall design, waste and recycling stores. Thereafter, the development shall be undertaken in accordance with the approved schedule of materials and finishes.
11. Notwithstanding the details submitted the use of the development shall not be brought into use until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of both hard and soft landscape works and earthworks and will include an implementation plan of when planting will take place and the plant specification and density.

Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation

12. No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- (a) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with our DCC groundwater monitoring policy (or other appropriate methodology agreed with DCC) and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
- (b) A detailed drainage design based upon Report Ref. 0057511, Rev. P00, dated 08th July 2025 and the revised Teign Valley Golf Club Drainage Strategy and Flood Risk Report (Report Ref. 0057511, Rev. P03, dated 4th June 2025) and the results of the information submitted in relation to (a) above.
- (c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- (d) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (e) A plan indicating how exceedance flows will be safely managed at the site.
- (f) A detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals.

The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor. No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (f) above.

13. No development shall take place until a detailed Construction Environment Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate the recommendations of EclA and greater horseshoe bat mitigation strategy and shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site together with the amenity of neighbouring residents. The plans shall also include details of the following:

- (i) parking for vehicles of site personnel, operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials
- (iv) programme of works (including measures for traffic management)
- (v) provision of boundary hoarding behind any visibility zones
- (vi) measures to control dust
- (vii) measures to prevent mud and other materials from entering the public highway
- (viii) timings of working with machinery on site to avoid undue disturbance, vibration, dust, etc.
- (ix) arrangements for delivery/unloading of plant, materials, etc. Only the approved details shall be implemented during the construction period.
- (x) details of any lighting to be used during the construction phase
- (xi) protection measures to ensure surrounding habitat is not adversely impacted.

14. No development approved by this permission shall be occupied or brought into use until a scheme for future responsibility for, and maintenance of, the cesspool/pit has been submitted to and approved by the Local Planning Authority.

15. No works shall commence until the tree & Hedgerow protection measures as set out in the approved Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement dated March 2025 have been implemented in strict accordance with the approved details. Once implemented the tree & hedgerow protection measures shall be retained during construction.
16. Works to trees on the site shall be carried out in strict accordance with the approved Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement dated March 2025
17. Prior to vegetation clearance or construction operations, the appointed ecologist should conduct a walkover survey to re-assess the status of badgers within the site. If a badger sett is identified, a suitable stand-off (c. 30 m from the entrance) should be demarked by the appointed ecologist using barrier fencing and steel pins. Once the barrier fencing is in place, it should be decided whether the sett can be reasonably retained within the scheme. If not, advice should be sought from an ecologist to determine the best way forwards which may require a license to be sought from Natural England, if impacts are unavoidable.
18. No demolition or building works shall take place during the bird nesting season (1 March to 31 August inclusive) unless a suitably qualified ecologist has checked for the presence of nesting birds no more than 24 hours prior to the commencement of works.
19. Prior to the commencement of demolition of the existing property, details of the arrangements for recycling materials where possible to do so, including arrangements for the removal of any materials from site, shall be submitted in writing to the Local Planning Authority for approval. Within six months of the date of this decision notice, all surplus materials shall be reused, deposited or disposed of in accordance with the approved details.
20. Prior to their installation details of the proposed signage to be installed within the application site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, materials, size and colour. Once approved the signage shall be erected in strict accordance with the approved details.
21. Works likely to give rise to significant levels of noise (including vehicle movements) should be restricted to the following times and days;

Monday - Friday 0800 – 1800,
Saturday 0900 - 1300.

There should be no working on site on Sundays or on Bank holidays. Deliveries and collections of materials to the site should only be made during the above-mentioned times.
22. Prior to the use of the development hereby approved being brought into use details of the lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the LUX levels as well as the external design, height and materials to be used.

1 Introduction

- 1.1 The application site comprises approximately 25.43ha of land located off the B3193 within the Teign Valley area of Dartmoor National Park. The applicants also own a further 20.28ha which is outside the application site.
- 1.2 The site comprises an 18-hole golf course with 12-holes located to the west of the B3193 and the remaining 6-holes located to the east. There are three buildings located on site including:
 - (a) Club house & restaurant (328sqm).
 - (b) Service building (107sqm).
 - (c) Greenkeepers shed (688sqm).
- 1.3 The club currently employs 12 members of staff comprising a mixture of part and full-time employees.
- 1.4 There are a total of 87 car parking spaces currently on site.
- 1.5 The site's levels range from 45m in the east of the site, extending up to 120m in the west.
- 1.6 The habitats on site comprise a mixture of broadleaf woodland; modified grassland; open grassland habitat; buildings and hardstanding. In the surrounding area, there is agricultural land associated with Rydon Farm to the south-east of the site, and a small number of dwellings (mainly traditional barn conversions) located to the south-west. Another farm, known as Coombe Farm, is located to the north-west and the Lower Ashton village, which comprises a pub and a small number of houses, is to the north.
- 1.7 There are a number of Public Rights of Way ("PROWs") both within the site and in the immediate surrounding area. This includes Christow Footpath nos. 15, 16, 17, 19, and Ashton Footpath 1.

2 Planning History

- 05/37/1231/84 – Agricultural Dwelling (Outline). Refused.
- 05/37/0291/86 – Construction of golf course on land part of Canonteign. Refused. Dismissed.
- 05/37/1801/88 – Construction of golf course. Refused. Dismissed.
- 05/37/1840/88 – Construction of golf course. Refused. Dismissed.
- 05/37/0430/88 – Construction of golf course. Refused.
- 05/37/2051/89 – Construction of 18 hole golf course, clubhouse, parking area and access from Canonteign Lane. Refused. Dismissed.
- 05/37/2050/89 – Construction of 18 hole golf course, clubhouse, parking area and access from B3193. Refused.

- 05/37/2816/90 – Construction of 18 hole golf course, clubhouse, parking area and access area and access from B3193. Refused. Allowed.
- 5/37/240/92/05 – Advertisement hoarding. Conditional Approval.
- 5/37/258/94/03 – Shed and workshop for safekeeping and maintenance of agricultural/greenkeeping machinery; partitioned off office, rest room, shower and wc. Conditional Approval.
- 5/37/035/94/03 – Use roof space for caretaker's flat and billiard room including entrance porch and amended elevations. Conditional Approval.
- 5/37/071/96/05 – Advance signs for business premises. Conditional Approval.
- 537/245/98/03 – New & adapted windows to billiard room & store. Unconditional Approval.
- 0518/05 – Alterations and extensions to include 16 letting rooms and improvements to various facilities. Conditional Approval.
- 0028/06 – Additional vehicular parking. Unconditional Approval.
- 0670/06 – Installation of new Biodisc sewage treatment plant. Conditional Approval.
- 0649/08 – Erection of two free-standing entrance signs. Granted
- 0247/10 – Extension to restaurant facilities including roof terrace, plus access from meeting room to terrace and stairs to external patio area. Granted
- PRE/0056/13 – ext to golf clubhouse
- 0120/13 – Erection of shed to house wood pellet boiler and fuel to heat club house plus storage area for on site plant. Conditional Approval.
- PRE/0524/13 – rebuilding of fire damaged clubhouse accommodation
- PRE/1114/14 – ext to golf clubhouse
- 0124/15 – Replacement of fire damaged building containing 19 bedrooms and ancillary facilities. Conditional Approval.
- PRE/0162/15 – extension for guest rooms
- 0434/15 – Construction of single storey golf practice hut with access track. Granted.
- 0199/18 – Installation of mobile home for staff accommodation (temporary for five years). Refused

- 0097/19 – Installation of mobile home for staff accommodation (temporary for five years). Refuse
- PRE/0062/23 – Refurbishment and expansion of existing clubhouse, overnight accommodation, and provision of farmstead and eco-cabin overnight accommodation.
- PRE/0027/24 – EIA Screening Requested. EIA NREQ.

3 Consultations

3.1 **Christow Parish Council** – No comments received.

3.2 **Ashton Parish Council** – No comments received.

3.3 **Teignbridge District Council** – No comments received.

3.4 **Sports England (29 August 2024)** – In the absence of a Golf Needs Impact Assessment that assesses the loss of the existing 18-hole golf facility, Sport England objects to the planning application as it is not considered to accord with paragraph 103 of the NPPF or with Sport England's Planning Objectives.

Sports England (20 March 2025) – No objection to this application as it is considered to accord with paragraph 104 of the National Planning Policy Framework (NPPF).

3.5 **Active Travel** – No comments. In relation to the planning consultation and on the basis of the information available, Active Travel England is content with the development proposed.

3.6 **DNPA Recreation** – No comments received.

3.7 **Teignbridge Environmental Health (Contamination)** – No objections. Recommended condition for unsuspected contamination.

3.8 **National Highways** – No objection.

Comments:

"Impacts on Strategic Road Network:

The supporting TS concludes the development is likely to result in a reduction in daily traffic generation over the existing site use. However this appears to contradict with the significant increase in car parking proposed from 87 to 146 spaces based on the TS determining a minimum requirement for 128 spaces (against a standard requirement of 162 after internalisation associated with the new site uses has been applied).

National Highways has reviewed the derived trip rates and considers the forecast traffic generation to be low. Based on the location of the site and limited provision of local sustainable transport options the proposal will be reliant on the use of the private vehicle and we therefore consider the proposal unlikely to result in a

reduction in daily traffic generation against the existing use of the site. However based on the proposed use classes any increase in traffic generation is likely to occur outside of the AM (0800-0900) and PM (1700-1800) network peak periods.

On this basis we are satisfied the development is unlikely to result in an unacceptable impact on the safe operation of the SRN, as defined by NPPF.

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 74 and 109 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 108 and 114 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon."

- 3.9 **DCC Highways** – No objections at all from a highway safety point of view to the proposals. The existing access is entirely adequate in respect of geometry and visibility to serve the proposed development and the content of the Transport Statement is generally agreed as being correct in content and conclusions reached.
- 3.10 **DCC Public Right of Way Officer** – No comments received.
- 3.11 **Devon & Cornwall Police** – No objection. Recommendations provided as follows:

Comments:

The physical protection of door and windows to outbuildings, greenkeeper's shed, cabins, practice huts, accommodation etc. should meet a nationally recognised security standard such as PAS 24, LPS 1175 etc.

It is recommended that buildings containing particularly valuable items such as the greenkeeper's shed, the country inn / restaurant, the practice hut etc. and those deemed vulnerable, are fitted with monitored intruder alarms. For police response, the system must comply with the requirements of the Security Systems policy, which can be found at www.securedbydesign.com under the 'Group Initiatives' tab.

Presumably CCTV is already in operation across the site. Ensure that new parts of the development are covered by CCTV. It can be effective in the prevention and detection of crime. Systems should be installed using approved installers which can be found here: www.nsi.org.uk or www.ssaib.org and registered with the Information Commissioners Office (IOC). Guidelines in respect of Data

Protection and Human Rights legislation must be complied with. Further information is available via www.ico.gov.uk

- 3.12 **Historic England (4 April 2024)** – Recommends LPA take representations into account and seek amendments, safeguards or further information as set out in their advice.

Historic England – 26 March 2025 - Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice.

Comments:

The revised masterplan has removed the most southern proposed farmstead complex, along with a number of smaller units, setting development back further north away from the southern boundary with Canonteign Manor. The Pickle and Padel Courts are being retained but we understand is located within existing woodland.

In setting the development away from the southern boundary, the need to rely on the buffer to screen the development has been significantly reduced. The council should be confident that the Pickle and Padel Courts will be sufficiently screened as well. Careful consideration should be given to any lighting scheme in order to avoid and minimise its potential impact of any nighttime glow on Canonteign (NPPF, Para 208).

- 3.13 **National Amenities Society** – No comments received.
- 3.14 **Society for the Protection of Ancient Buildings** – No comments
- 3.15 **DNP Building Conservation Officer (3 March 2024)** – Objection.

Comments:

The reduction in the land area devoted to the retained golf course is slightly beneficial on the significance of the setting of Canonteign Manor, Canonteign Barton and North Lodge. However, the introduction of woodland has a slight negative and harmful impact on the significance of their settings, to which I object. However, this harm could be mitigated by the return to the historic field pattern and uses and recovery of the agrarian landscape. The land since at least the 1773 Estate Plan (Fig 14 Heritage Statement) was in agricultural use, until the development of the golf course. This amendment would remove the objection, and the proposal considered with the usual great weight applied to the conservation of these buildings and their settings applied in the consideration of the whole proposal.

The Ashton/Christow Boundary marker (MDV71069) is also a non-designated heritage asset, it will lie partly within Teignbridge LPA. The revised layout of the course may affect the parish boundary marker, this is not clear from the application. The course layout may need to be revised.

The proposed accommodation and function blocks (farmstead 1 and 2), the mobile cabins, mobile starters hut, and associated access tracks, and the sports courts,

individually and collectively cause harm to the significance of the setting of the designated Canonteign Manor, Canonteign Barton, North Lodge due to the alterations in topography, built form, non-traditional building materials, non-traditional form and temporary appearance, location, height, lack of clustering around existing development, light bleed from proposed windows and openings and onsite lighting, extensive areas of terracing and patios encouraging outside use and the associated increase of noise, business and toing and froing, extensive areas of soakaways and tracks and the associated impact on topography with greater areas of hard landscaping. This is contrary to the Planning (Listed Building and Conservation Areas) Act 1990 as amended, SP1.1, SP1.2 and SP2.7 of the Dartmoor Local Plan, the Dartmoor Design Guide and Section 16 of the NPPF with respect to cultural heritage and heritage assets. I therefore object to this part of the proposal. The removal of these elements from the scheme would remove the harm caused and my objection. Similarly, this part of the proposal will impact on the non-designated 1-3 Exmouth Cottages, Byteign Cottage, Byteign Lodge and Reed Farmstead. This is contrary to the Planning (Listed Building and Conservation Areas) Act 1990 as amended, SP1.1, SP1.2 and SP2.7 of the Dartmoor Local Plan, the Dartmoor Design Guide and Section 16 of the NPPF with respect to cultural heritage and heritage assets. I therefore object to this part of the proposal. The removal of these elements from the scheme would remove the harm caused and my objection.

Clubhouse *The existing clubhouse with its applied stone walling (or cladding) and Scottish baronial come ski lodge appearance will be improved by the proposed modern design. A sample panel of the stonework should be added to the list of conditions. However, the large areas of private open terrace will encourage greater and extended use of these areas which will impact on the tranquillity of the setting of designated Canonteign Manor, Canonteign Barton, North Lodge to a greater or lesser degree, dependant on distance. The mitigation of the noise impact on the tranquillity of the settings from the public function/bar area could perhaps be minimised by limiting the hours of use of this area or removing the terrace.*

The proposed large areas of glazing will also have a negative impact on these settings in terms of light bleed and reflections/flare in the landscape. Whilst it may be possible to introduce dusk until dawn shading to the windows and doors in a domestic setting, in a commercial setting it could be difficult to maintain such blinds closed position in practice, and given that the function area is likely to be used in the evening, this is probably not a pragmatic solution. The impact will need mitigation to minimise harm.

Although revision to the design of the clubhouse may result in mitigation of the harm caused to the significance of the setting of the listed buildings, this has not been presented. This means that as the applications stands, I object to the harm caused by this part of proposal, this is contrary to the Planning (Listed Building and Conservation Areas) Act 1990 as amended, SP1.1, SP1.2 and SP2.7 of the Dartmoor Local Plan, the Dartmoor Design Guide and Section 16 of the NPPF with respect to cultural heritage and heritage assets.'

- 3.16 **DNP Archaeology –** : No archaeological concerns are anticipated for the proposed development.
- 3.17 **Devon Gardens Trust –** No comments received

3.18 **Devon Wildlife Trust** – No comments received

3.19 **DCC Ecology** – Comments on individual elements as follows:

BNG – On-site gain figures +178.23 habitat units (79.7% gain) +9.58 linear units (10.89% gain) Off-site gain figures +91.27 habitat units. 90.14% gain. No change in linear units.. Legal agreement necessary to secure off-site BNG. General 10% BNG Condition applies automatically to all eligible consents. This condition required a BNG Plan to be submitted prior to commencement of the development. Contents of the BNG Plan required to discharge the statutory BNG condition area. The contents of the Biodiversity Gain Plan required to discharge the statutory BNG condition are set out in the Defra template Biodiversity gain plan - GOV.UK (www.gov.uk). Please see the Devon Planning Guidance on BNG for more advice.

Following is required:

- To give confidence that the substantial proposed net gains are feasible, the condition of baseline habitats should be checked for the 45 hectare site and a methodology for improving habitat quality should be submitted, for example in the form of an outline LEMP.
- Confirmation that application will enter into a legal agreement for the off-site BNG.
- Habitats must not be funded by other sources apart from BNG. Where funding sources are being 'blended' this should be explained. For instance, for the tree planting.

Statutory designated sites – Spara Bridge SSSI is a geological SSSI showing “A complete succession through the Devonian & Carboniferous rocks of the Teign Valley”. This is approximately 0.1km north of the site. The SSSI is unlikely to be impacted by the proposed development.

The site is within 5km of the Chudleigh Caves and Woods SSSI, which contains designated SAC greater horseshoe bat roosts. The Site is within the Landscape Connectivity Zone of the South Hams SAC and due to its size and location the proposals could have a landscape scale impact and therefore an assessment of Likely Significance of Effects (LSE) on the South Hams SAC Greater Horseshoe Bat population under the Habitats Regulations is required to be undertaken.

In the Bat Survey and Impact Assessment by Digg & Co issued 15.04.2024 the records of greater horseshoe bat activity showed relatively low numbers but suggested regular commuting behaviour. However, the bat survey work is incomplete as the April to June period is missing. The first activity survey was on 20th July, so missing the transition period between hibernation and maternity roosts. The prey resources available for bats vary by season, hence their flight lines change through the year.

Following is required:

- Further information to complete an Appropriate Assessment, including the below. Natural England must be consulted on the Appropriate Assessment:
- Bat activity surveys for April/May.
- Identify and map all bat commuting and foraging habitats such as trees, hedgerows, scrub and woodland as dark flight lines/corridors.

- It needs to be demonstrated that light spill onto all potential bat commuting and foraging habitats will be avoided. A horizontal illuminance contour plan should be provided that demonstrates that light levels onto trees and hedgerows will not exceed 0.5lux.
- Construction and Ecological Management Plan (CECoMP), including measures to protect habitats and restrict lighting during construction.
- An outline Landscape and Ecological Management Plan to include details relating to habitat creation, species specification and management.

Non-statutory designated sites – Spara Bridge Meadow CWS (adjacent to the east) consists of species-rich neutral grassland alongside the River Teign, with Devon Notable Corky-fruited water-dropwort. This CWS is unlikely to be impacted by the development.

Teign Valley Golf Club Unconfirmed County Wildlife Site (to the west of the red line boundary but within blue line) consists of a moderately steep slope with open neutral grassland dominated by trefoils, with scrub around the edge. The EclA states that the UWS was assessed in July 2023 against the County Wildlife Site criteria and found not to contain a sufficiently high diversity of species to warrant CWS designation. However DCC Ecology query whether the UWS should be classed as 'modified grassland' in poor condition as shown on the BNG baseline map. The proposed development would not impact this area, however the site would be subject to the off-site BNG habitat creation/enhancement. The proposal is to convert the UWS to around half lowland meadow and half broadleaved woodland.

Canonteign Bottom Unconfirmed CWS (adjacent to the south) (missing from the Preliminary Ecological Assessment (PEA) April 2024) consists of open slope with rabbit grazed species-rich grassland with area of mire.

Following is required:

- Confirmation of existing grassland quality and justification for conversion to woodland rather than lowland meadow. The presumption should be that the majority of the UWS grassland should be enhanced to lowland meadow rather than conversion to woodland.
- The impact of the proposals, including from drainage, on Canonteign Bottom Unconfirmed CWS should be assessed, and any measures required to prevent impact on the UWS must be incorporated in a CECoMP

Priority habitats – Hedgerows H3 and H4 present on site are noted in the PEA as being priority habitat. The locations of these hedgerows are not clear on the habitat maps. However, no hedgerow has been included in the on-site or off-site baseline calculations.

Present on site. The EclA states that c. 0.08ha of 'other broadleaved woodland' would be lost. Sections 4.14 – 4.18 of the EclA indicate that there would only be loss of one mature tree. The impact of the proposals on woodland must be clarified. Impacts should be avoided as much as possible.

Following is required:

- The locations of the hedgerows on site must be shown on the habitat maps and the BNG calculations corrected as necessary.

- The impact of the proposals on woodland must be clarified. Impacts should be avoided as much as possible.
- Measures to protect trees and woodland should be conditioned

Ancient/Veteran trees – No ancient or veteran trees were identified in the Arboricultural Impact Assessment.

European Protected Species – A Bat Survey and Impact Assessment by Digg & Co issued 15.04.2024 has been submitted. Bat transect and static activity surveys were undertaken between July and October 2023. However, one static detector malfunctioned in October. A total of 14 bat species were recorded, which demonstrates a high diversity. The lack of data for the April to June period means there is an incomplete picture of activity for all bat species. Impacts Potential impacts on bat foraging and commuting habitat include direct loss and damage to trees and woodland. Potential impacts on bat foraging and commuting habitat include direct loss and damage to trees and woodland. The proposed sports court location appears likely to impact woodland edge habitat. The bat commuting routes assumed, for instance in Figures 5.3 and 5.4 of the bat survey report, are incomplete. There are high quality bat foraging and commuting habitats in the form of broadleaved woodland and mature hedgerows across the site. The lighting assessment notes that the courts are proposed to be illuminated until 9pm, with 6m lighting columns for the Padel Court. Access routes around the site, car parking and building entrances would also be illuminated. The habitat creation and enhancement proposals for BNG would lead to an overall improvement of bat foraging and commuting habitat on the site.

A Preliminary Roost Assessment of the buildings and an internal inspection of the clubhouse basement was undertaken in June 2023. None of the buildings were found to be suitable as bat roosts. Trees which could be affected by the development (in the south east corner of the site) were assessed from the ground on 12.04.24. No potential bat roost features were found.

The PEA states that no evidence of dormouse nests or gnawed nuts was recorded. The EclA however states that 800 square metres of hazel dominated woodland would now be unavoidably lost. A dormouse tube survey was set up in April 2024 and will continue until the autumn. If the presence of dormice is confirmed and they would be impacted, a mitigation licence would be required from Natural England.

The site is outside of the Devon GCN consultation zone. The PEA states that water samples from ponds P1 and P8 were subject to eDNA survey, which was negative.

Following is required:

- See information required for Appropriate Assessment for the South Hams SAC (above)
- The EclA recommends installing bat roost boxes in existing mature woodland as an enhancement measure. These should be required to comply with Local Plan policy
- Results of the dormouse survey (due September 2024), and any consequent mitigation required, for example methodology for vegetation clearance for dormice (either licensed or non-licensed). With dormice relatively common in this area of Devon, even if the dormouse survey is negative, a non-licensable method statement is advised.

Other Protected Species – The Schedule 1 red kite was recording flying over the site, however Three Shires consider them unlikely to nest on site. A wide range of common small passerine birds and migrant warblers could be supported by the habitats on site. Ground nesting species are considered unlikely due to the golf course management. The bat survey of the buildings did not record any bird activity. Woodland removal could directly impact nesting birds. Areas of rough grassland and bracken do have potential for ground nesting birds. Ten bird boxes are proposed in mature woodland. A 'safeguarding strategy' for nesting birds is set out in the EclA. This avoids works to any tree, woodland or bramble clearance in the nesting season. If works are unavoidable in this period, the project ecologist will carry out a walkover survey and advise if any nesting is discovered.

No specific survey undertaken. Grass snake has been recorded within the site. Presence of reptiles is considered likely

A large sett is noted as present on site but outside of the development area. A 30m buffer around the sett area is advised in the PEA but not in the EclA.

Following is required:

- It is recommended that the strategy is extended to cover rough grassland, bracken and any building demolition and included in a CEcoMP. Woodland removal could directly impact nesting birds.
- There is a risk of harm to protected reptile species without mitigation. A reptile mitigation strategy is required, setting out avoidance measures and any translocation methodology.
- Badgers are likely to forage over the golf course and development area. The BNG habitat creation proposals must have regard to impacts on badger setts. Measures to prevent harm to badgers are required as part of a Construction Ecological Management Plan (CEcoMP).

Priority Species – Not considered in the reports. The habitats on site appear suitable for hedgehog foraging and nesting.

Following is required:

- It is recommended Measures to avoid harm to hedgehog will be required as part of a Construction Ecological Management Plan (CEcoMP).

DCC Ecology (19 June 2025) – No objection subject to conditions.

- 3.20 **Natural England** – No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England's generic advice on other natural environment issues is set out at Annex A.

Further comments as follows:

European Sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Priority Habitats and Species

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on Gov.uk. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#)

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](#) website Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

- 3.21 **DNP Ecology & Wildlife** – Main ecological impact on bats, mitigation advice should be followed regarding lighting. Concerned about screening reports mention of introduction of honeybee hives as part of biodiversity enhancement strategy, this could have a detrimental impact on native wild pollinators. No concerns introducing a small amount of hives for the purposes of gathering honey, but if the aim is to increase biodiversity by supporting declining pollinators then this approach will not fulfil this; recommendation would be not to introduce any hives but instead support wild declining pollinators by carrying out the other proposed habitat enhancements.

- 3.22 **DNP Tree Officer** – Comments as follows:

The following points need addressing prior to this scheme being considered acceptable in Arboricultural terms:

- 1) *Loss of the hedgebank G78, which is comprised of category B and C Field Maple, Hazel, Elm and Hawthorn should be avoided as a matter of principal. As a group / hedgerow it is correctly classified as a B category feature and should be retained as part of the proposed development. The hedgerow forms part of the original field boundary pattern as shown on the 1864 Ordnance Survey maps. The alignment of the parking arrangements will require amending to retain this hedgerow. If it is not possible to realign the parking layout, the hedgerow should then be considered for translocation, so that it forms a new*

boundary to the parking area. Guidance on this can be found on the Devon Hedge Group website <https://devonhedges.org/managementadvice/moving-hedges/>

- 2) *The alignment of the racket sport courts falls within root protection area and crown spread of the Category B tree group G95 comprised of Layland cypress, Ash and Oak, the category A woodland strip comprised of mixed broadleaved species W90 and the B category Oak T96. This will inevitably result in the loss of, or long-term damage to these trees, to facilitate the proposed layout. This is likely to result in the loss of screening along the southern boundary of the site. This will make the new courts more visible resulting in harm to the character and appearance of the National Park. The scale of development in this area either needs to be reduced or an alternative location found for this element of the scheme. Whilst outside the racket court area of the development, it should be noted woodland W90 is designated as ‘a woodland of conservation importance’ in addition to its BS5837:2012 A category classification. Therefore, any development within this wooded area should be avoided.*

3.23 **Forestry Commission** – No comments to make.

Comments:

“On this occasion due to the scale of the proposed development and/or the distance from the ancient woodland we have no comments to make. We would like to refer you to the standing advice ‘Ancient woodland, ancient trees and veteran trees: protecting them from development’ that we prepared jointly with Natural England.

The advice gives links to Natural England’s Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts. This should be taken into account by planning authorities where relevant when determining planning applications.

Ancient woodland is an irreplaceable habitat. National Planning Policy Framework paragraph 175c states:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists;

Footnote 58 states: For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

The Forestry Commission is a non-statutory consultee on developments in or within 500m of ancient woodland which cannot be addressed by the information within the standing advice.”

3.24 **Woodland Trust** – No comments received

3.25 **Environment Agency** – Part of the site lies within flood zone 3 which Environment Agency flood maps indicate as having a high probability of flooding. Overall, the

proposed development aligns with the National Planning Policy Framework's guidelines on flood risk management. Buildings are situated in low-risk areas and a sustainable drainage strategy will be implemented to manage surface water. This demonstrates a responsible approach to flood risk management.

However, further information is required in respect of foul drainage and the sequential test must be passed, as below:

Foul Drainage – The submitted documents indicate that the works will involve replacing the current foul drainage system with a new one. However, the Drainage Strategy and Flood Risk Report (ref.: 0057511 revision P01 dated 30 April 2024) only makes assumptions about the existing system and makes various suggestions on options for the proposed system. Similarly, the submitted Foul Drainage Assessment (FDA1) form includes 'first option' and 'second option' notes on it. More certainty is required on the nature of the foul drainage system to be used, so that sufficient detail can be provided to confirm whether it is appropriate at this site. Whilst it is likely that the applicant could accommodate drainage fields within the site boundary, your authority may consider requesting details of the location of the drainage fields for clarity because these do not appear to be included on the site plan. The applicant will need to ensure that they obtain any relevant environmental permit for the foul drainage system given its size.

LPA must be content that the Flood Risk Sequential Test has been satisfied in accordance with the NPPF. Failure of the Sequential Test is sufficient justification to refuse a planning application.

3.26 **Environment Agency (9 July 2025)** - We have reviewed the submitted "Drainage Response to the EA comments" and Appendix F Foul drainage Assessment (FDA). These documents provide clarity on the proposed management of foul drainage from the site. Therefore, we have no objections in principle to the proposal. However, we advise that your Authority should not determine the application until you are satisfied that the proposed foul drainage system will be acceptable. If your Authority is satisfied with the proposal to discharge foul drainage to a cesspool you may consider it appropriate to include a condition to ensure the system is satisfactorily maintained.

3.27 **DCC Flood Risk (Lead Local Flood Authority)** – Object as planning application does not satisfactorily conform to Strategic Policy 2.5 which requires developments to dispose of surface water in accordance with sustainable methods that minimise the risk of flooding of property and land or the pollution of watercourses. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

"in excess of the design standard of the surface water drainage management system."

3.28 **Lead Local Flood Authority:** We object to this planning application because we do not believe that it satisfactorily conforms to Strategic Policy 2.5 The Water Environment & Flood Risk of Dartmoor National Park's Local Plan 2018 to 2036 (Adopted December 2021) which requires developments to dispose of surface water in accordance with sustainable methods that minimise the risk of flooding of

property and land or the pollution of watercourses. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

3.29 **Teignbridge Emergency Planning** – No comments received

3.30 **Devon & Cornwall Police** – No objection, recommendations to improve security of site/proposed development

3.31 **DCC Waste** – Site is not within a Waste Consultation Zone or Mineral Safeguarding Area.

4 Relevant Local Plan Policies

- Strategic Policy 1.2 Sustainable development in Dartmoor National Park
- Strategic Policy 1.3 Spatial Strategy
- Strategic Policy 1.4 Major Development
- Strategic Policy 1.5 Delivering good design
- Strategic Policy 1.6 Sustainable construction
- Policy 1.7 Protecting local amenity in Dartmoor National Park
- Policy 1.8 Higher risk development and sites
- Strategic Policy 2.1 Protecting the character of Dartmoor's landscape
- Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
- Strategic Policy 2.3 Biodiversity Net Gain
- Strategic Policy 2.4 Conserving and enhancing Dartmoor's moorland, heathland and woodland
- Strategic policy 2.5 The Water Environment and Flood Risk
- Strategic Policy 2.6 Protecting tranquillity and dark night skies
- Strategic Policy 2.7 Conserving and enhancing heritage assets
- Strategic Policy 2.8 Conservation of historic non-residential buildings in the open countryside
- Policy 2.9 Enabling Development
- Strategic Policy 4.2 Supporting public open space and sports facilities
- Policy 4.3 Enabling sustainable transport
- Policy 4.4 Parking standards for new development
- Policy 4.5 Electric Vehicle Charging Points (EVCPs)
- Strategic Policy 4.8 The Access Network
- Strategic Policy 5.1 Non-residential Business and Tourism Development
- Strategic Policy 5.2 Development affecting Town Centres
- Policy 5.4 Signs and Advertisements
- Policy 5.5 Tourist accommodation
- Policy 5.6 Staff accommodation for serviced accommodation businesses
- Policy 5.8 Agriculture, forestry and rural land-based enterprise development
- Policy 6.4 Waste Prevention
- Policy 6.5 Waste Disposal and Recycling Facilities
- Policy 6.6 Renewable Energy Development

OTHER MATERIAL PLANNING CONSIDERATIONS:

- National Park Circular 2010

- National Planning Policy Framework 2023
- Dartmoor National Park Partnership Plan 2021 – 2026
- Dartmoor National Park Design Guide Adopted Version November 2011

5 Representations

5.1 Public consultation – 107 no. letters of representation was received 86 responses were in support of the application, 20 objected and 1 was considered neutral. A summary of comments made are provided below:

5.2 Objection

- Six fairways near the river are prone to flooding
- The scheme is at odds with the DNP's remit to protect and enhance the wildlife habitat, natural beauty, rural open spaces, trees, natural vegetation and the tranquillity of the area.
- Still a demand for an 18-hole golf course and opportunity for an enhanced membership.
Creating employment within the Teign valley is debatable as the golf club has struggled to fill vacancies at times.
- If the course is changed like the plans suggest, it will be a tourist destination. In the past a Guinness World Record was achieved on what is now hole no 8, a hole in one. There are other touristy places within a 20-mile radius that are similar to the proposal for this site.
- There would also be a lot of light pollution all over site from social activities happening in the evenings. I strongly feel this application is not suitable.
- Additional buildings in an area of outstanding natural beauty should not be allowed.
The proposals will disadvantage many of the small businesses in the Teign Valley and may force closures.
- It is a job to detect any long-term commitment to an area of outstanding local beauty in the proposals.
- The motive seems to be short term profit which creates the prospect of future uncertainty.
- For golfers the course needs to be 18 holes anything less will fail to attract players whatever their ability.
The ideas for other varied sports will only attract seasonal visitors rather than year round local trade and will certainly be a huge financial loss maker outside the main season.
- The number of buildings and the location of them has not been properly thought out and is in direct conflict with the neighbouring properties as can be seen by the other objectors.
- To lose the back valley is very short sighted and the suggested species likely to move in is just never going to happen - it is beautiful country parkland where golfers can see and appreciate the existing wildlife - birds, deer etc, on the edge of the Moor this is just a haven - to let it rewild is very shortsighted.
- The location for the hotel is in completely the wrong part of the site and in itself will ruin the overall ambience.
- Increase of traffic
- Poor consultation with members
- Ecological improvements not required in the area

- New build development in countryside contrary to local plan policies
- Destroying a local asset.
- Overdevelopment as the volume of buildings on the site will constitute a significant increase when compared to the existing clubhouse and approved hotel.
- There is no need for a leisure facility at this scale.
- The work to implement the proposals will involve a major upheaval to the site and the surrounding area which is both unnecessary and inconsistent with National Park policies.
- The developer has given no guarantees that further phases of development will not follow.
- Developers only interest is in maximising their profits.

5.3 Support

- The proposed changes to the site will significantly enhance its value for nature as well as connecting more people to the natural environment. The built development is modest and in keeping with the landscape and it will mitigate any negative impacts through biodiversity enhancement and management of light pollution. There will be more areas overall on the site that are zoned for wildlife and nature recovery. The proposal will also bring an uplift in employment and contribute to the local economy. I believe this is an extremely positive development and an enhancement to the area that will, amongst other benefits, help the National Park meet its biodiversity targets.
- Improved leisure activity and sports activity
- Existing facilities need improving
- Ecological improvements are to be supported
- Bring employment
- Encourage more people to golf
- The proposal will hopefully provide an amount of accommodation which will bring a fairly limited number of tourists to the area, so not overloading the roads, a high level of a range of temporary and permanent jobs, have a high regard to the environment with proposed environmental enhancements and protection. I fully support the application.

6 Site Description

- 6.1 The application site, Teign Valley Golf Club, is located in open countryside to the south of Lower and Higher Ashton and Christow, and to the northwest of Trusham. The eastern site boundary lies adjacent to the River Teign and the Dartmoor National Park boundary, beyond which is agricultural land. The site is accessed from the B3193, which runs partly along its eastern edge before passing between two parcels of land that comprise the golf course.
- 6.2 To the south lies Canonteign Barton, a Grade I Listed Building, together with associated Grade II Listed farm buildings and stables. Also to the south is Wheal Exmouth Mine, recorded on the Historic Environment Record (HER) as a lead mine established circa 1810, with significant activity between the 1850s and 1880s. To the west are North Lodge, Canonteign House, and associated Grade II Listed walls, gates, and gate piers. To the northeast lies Spara Bridge, a Grade II* Listed

structure. Residential properties are situated to the north, west, and south of the site.

- 6.3 A public footpath runs north–south through the golf course, and the surrounding area benefits from an extensive public rights of way network. The site falls within Landscape Character Type 3A: Upper Farmed and Wooded Valley Slopes. Most of the land is located in Flood Zone 1, with the exception of the lower parcel east of the B3193, which lies in Flood Zone 3 (fluvial risk) and is subject to surface water flooding. A smaller area west of the clubhouse is also at surface water flood risk. Several County Wildlife Sites are located in the surrounding area, including within the applicant’s wider landholding to the west. Areas of Ancient Woodland exist to the north and southwest.
- 6.4 The site’s topography varies, with the lower eastern parcel (east of the B3193) being relatively flat, and the western areas gradually rising in elevation. Tree copses and woodland are present but are not subject to Tree Preservation Orders. The majority of the site comprises maintained grass forming the 18-hole golf course.
- 6.5 The clubhouse and restaurant, with associated parking for 87 vehicles, are located to the west of the B3193. The three-storey clubhouse is constructed in natural stone with a slate roof, with main access at ground level to the east and first-floor access from the west via a patio area. South of the clubhouse is a greenkeepers’ shed clad in metal sheeting. In the southwest of the site is a timber-clad service building with a corrugated roof, partially set into the slope and surrounded by trees. Circulation across the site is via narrow gravel and grassed tracks.

7 Proposal

Original Submission

- 7.1 The initial application sought planning permission for:
- Reconfiguration of the existing 18-hole golf course to a 12-hole course and rewilding of parts of the site.
 - Erection of a starter’s hut.
 - Erection of a greenkeepers’ shed.
 - Erection of padel courts.
 - Conversion of the existing greenkeepers’ shed to provide pickleball courts.
 - Extension to the existing clubhouse to include 12 rooms of visitor accommodation.
 - Conversion of the service building to provide six staff accommodation rooms.
 - Construction of two “farmsteads” to provide visitor accommodation (10 rooms per farmstead) and associated facilities.
 - Siting of nine “Nokken” cabins for visitor accommodation.
 - Extension of the parking area to provide 146 spaces, including eight blue badge bays, EV charging points, and six cycle stands.
 - Implementation of a site-wide lighting strategy.

Revised Submission

- 7.2 Following discussions with the Planning Agent, the application has been amended to propose:

- Reconfiguration of the 18-hole golf course to a 12-hole course, with rewilding and biodiversity net gain measures.
- Erection of a starter's hut.
- Erection of two indoor padel courts.
- Erection of one outdoor pickleball court.
- Conversion of the existing greenkeepers' shed to provide an additional pickleball court.
- Extensions and alterations to the clubhouse to include 14 accommodation rooms (two of which will be for staff).
- Construction of one "farmstead" to provide 10 visitor accommodation rooms and associated facilities.
- Siting of "Nokken" cabins to provide 16 visitor accommodation rooms.
- Extension of the parking area to accommodate 146 spaces in total (117 standard bays, 21 overflow bays, eight blue badge bays) and 12 cycle parking spaces.
- Implementation of a site-wide lighting strategy.

8 Observations

Principle of Development

Policy Context

- 8.1 Strategic Policy (SP) 1.1 of the Local Plan requires all development within the National Park to further, and not prejudice, the Park's statutory purposes:
- a) to conserve and enhance the natural beauty, wildlife, and cultural heritage of the area; and
 - b) to promote opportunities for the public to understand and enjoy the Park's Special Qualities.
- 8.2 Where these purposes conflict, greater weight will be given to the first. In pursuing these purposes, the Authority will have regard to its duty to foster the economic and social well-being of local communities, provided development remains compatible with National Park purposes.
- 8.3 SP 1.2 sets out sustainable development principles, including: minimising the need to travel; conserving resources; reducing waste; promoting travel by public transport, cycling, or walking; and supporting the National Park's economic vitality.
- 8.4 SP 1.3 establishes the spatial strategy for development. Part 4 allows for development in the open countryside where it:
- supports land-based rural businesses with a proven need to be located there
 - involves new business use of redundant buildings
 - relates to existing businesses; or
 - is necessary to pursue National Park purposes
- 8.5 SP 5.1(4) supports the retention and small-scale expansion of existing businesses, including tourism-related enterprises, in the countryside. Policy 5.8 allows rural

land-based development where scale is proportionate to a proven functional need that cannot be met by an existing or recently disposed building.

Application Context

- 8.6 The proposal is located entirely within an established golf club in the open countryside. The applicant's Planning Statement identifies industry-wide challenges facing golf clubs and a need to broaden the offer to attract both golfers and non-golfers. It asserts that the long-term viability of the business depends on diversifying facilities, while retaining golf as the central activity. Supporting documents, including financial information, demonstrate that the existing business is not viable in its current form and would likely close without alternative revenue streams.
- 8.7 The stated vision is to reposition Teign Valley Golf Club as a contemporary, family-oriented golf, leisure, and hospitality venue for the local community. The scheme's components — set out in the "Proposed Development" section of this report — are considered in more detail below.

Reconfiguration of Golf Course and New Sports Facilities

- 8.8 Paragraph 103 of the National Planning Policy Framework (NPPF) emphasises the health and wellbeing benefits of sport and physical activity. Paragraph 104 seeks to protect existing sports and recreational land unless:
- a) it is surplus to requirements
 - b) equivalent or better-quality provision will be made elsewhere; or
 - c) the development provides alternative sports and recreation facilities with benefits outweighing the loss.
- 8.9 These principles are reflected in SP 4.2, which allows partial or total loss of sports facilities only where need is absent and equivalent-value enhancements are secured, or where better-quality provision is made elsewhere.
- 8.10 The proposal would reconfigure the 18-hole course into 12 holes, with parts of the current course redeveloped for visitor accommodation, a family putting course, and extensive rewilding, including species-rich meadows and woodland planting. The applicant's Golf Needs Assessment, aligned with Sport England's "12 Planning for Sport Principles," concludes that the sporting benefits of the scheme outweigh the loss of six holes. Sport England and England Golf support the proposal, noting its potential to diversify sporting opportunities and offer a more accessible form of golf. The Lawn Tennis Association also supports the proposed padel and pickleball courts.
- 8.11 While some objectors consider that the loss of a full 18-hole course reduces the quality of provision, the evidence provided and support from governing bodies indicate that the scheme is in accordance with SP 4.2.

Visitor Accommodation

- 8.12 The revised scheme includes:
- an extension to the clubhouse providing 12 visitor rooms (plus 2 staff rooms)

- a new “farmstead” building with 10 visitor rooms, yoga room, and wellness space
- 16 Nokken cabins for visitor accommodation

- 8.13 This totals 38 visitor rooms (excluding staff accommodation).
- 8.14 Policies 5.5 and 5.7 of the Local Plan generally restrict new-build tourist accommodation in the open countryside, permitting it only when well-related to tourist services and delivered through the conversion of redundant historic buildings. Policy 5.7 treats Nokken cabins in the same way as caravan sites, which are only permitted in or adjoining Local Centres or Rural Settlements, subject to strict criteria.
- 8.15 Although the accommodation would be linked to on-site facilities and nearby attractions (e.g., Canonteign Falls), it constitutes new-build development in the open countryside and is therefore contrary to Policies 5.5 and 5.7.
- 8.16 The applicant references past planning permissions for clubhouse extensions with accommodation (16 bedrooms approved in 2005 and 19 in 2015). The current proposal reduces the number of clubhouse rooms compared to the 2015 scheme but increases overall on-site accommodation by 19 rooms when farmstead and cabin units are included.
- 8.17 The business plan submitted highlights significant recent operating losses, increased costs, and the closure of the club in October 2024. The applicant contends that the proposed level of visitor accommodation is essential to restoring long-term viability.

Sustainability and Transport Considerations

- 8.18 SP 1.2, SP 1.3, and SP 4.3 require development to minimise climate impacts and enable sustainable transport. While the NPPF (paragraphs 88–89) supports rural business growth and sustainable tourism, it recognises that rural locations may be beyond existing settlements and not well served by public transport.
- 8.19 The site’s rural location means most visitors would travel by private car. Public transport is limited to a once-daily bus (service 361). A Transport Statement concludes that traffic impacts would be minimal, partly due to the reduction from 18 to 12 holes and offset by accommodation approved under extant permissions. Devon County Council Highways is content with the findings. National Highways noted the increase in parking spaces but accepted that this does not necessarily indicate higher trip generation.

Staff Accommodation

- 8.20 Policy 5.6 supports staff accommodation for serviced accommodation businesses where a clear need exists, and it cannot be met locally. Accommodation should be modest, proportionate, and preferably delivered through the conversion of redundant buildings.
- 8.21 The original proposal located six staff rooms in a remote service building, which was deemed unsuitable. The revised scheme incorporates two staff rooms into the

clubhouse extension. While limited evidence has been provided on specific staffing needs, officers acknowledge that continuous on-site presence is common for rural hotel operations. Rooms are modest in size, located within the main building complex, and could be conditioned for occupation solely by staff directly employed in the business.

Summary of Principle

- 8.22 The proposal supports the continued operation and diversification of an established rural leisure business, aligning with elements of SP 1.1, SP 1.3, SP 4.2, and the NPPF's approach to rural economic development. However, the scale and nature of new-build visitor accommodation in the open countryside is contrary to Policies 5.5 and 5.7. The scheme's compliance therefore rests on the balance between policy conflict and the public, economic, and recreational benefits identified.

Major Development

- 8.23 Paragraph 190 of the National Planning Policy Framework (NPPF) and Strategic Policy (SP) 1.4 of the Local Plan state that planning permission for 'major development' within the National Park will only be granted in exceptional circumstances, where it can be demonstrated that the proposal is in the public interest and that such interest outweighs National Park purposes.
- 8.24 In determining whether a proposal constitutes 'major development', the Authority will consider whether, by virtue of its nature, scale, and setting, it has the potential to cause a significant adverse impact on the National Park's Special Qualities. Paragraph 1.5.3 of the Local Plan explains that 'major development' will typically be of a scale, character, or nature extending beyond local needs, with benefits extending beyond the Park's boundary. Examples include infrastructure projects such as reservoirs, energy schemes, major transport projects, minerals or waste developments, large-scale residential or commercial schemes, or high-voltage electricity transmission lines. However, smaller-scale proposals may also be classed as 'major development' where they have the potential for significant adverse impacts.
- 8.25 In this instance, the proposal represents a relatively substantial development in the context of the application site. However, it would remain wholly contained within the established golf course, situated at the edge of the National Park, where existing topography and landscaping limit wider visibility. While the scheme would result in some changes to local landscape character, the nature and extent of these effects are not considered to be of such scale or significance as to warrant classification as 'major development' requiring justification under the exceptional circumstances test set out in Paragraph 190 of the NPPF and SP 1.4 of the Local Plan.

Landscape

- 8.26 Strategic Policy 2.1 of the Local Plan requires all development to conserve and enhance the character of the Dartmoor landscape by respecting the valued attributes of the Landscape Character Types identified in the Dartmoor National Park Landscape Character Assessment. Proposals should ensure that their location, layout, scale, and design conserve and/or enhance those qualities which make the landscape special or distinctive.

- 8.27 The application site lies within Landscape Character Type 3A: *Upper Farmed and Wooded Slopes*, forming part of the eastern edge of the National Park. This landscape is defined by undulating topography, rolling hills, and slopes, with a mosaic of irregular pastoral fields, frequent semi-natural woodlands, and numerous hedgerow trees creating a well-wooded character. Patches of heath, bracken, and rough grazing land provide a distinct Dartmoor quality. Historic settlements are nestled within the landform, with some modern development along road corridors.
- 8.28 The applicant has submitted a Landscape and Visual Impact Assessment (LVIA) assessing the potential visual and environmental effects of the proposed development—including lodges, eco-cabins, a hotel wing, and recreational facilities—on the surrounding landscape and on the setting of nearby heritage assets. The LVIA finds that the site is visually enclosed by surrounding landforms and vegetation, which limits broader landscape impacts. Some publicly accessible viewpoints, particularly along Public Rights of Way, may experience minor to moderate visual change, especially near new structures. Overall, the LVIA concludes that topography and proposed planting would limit visual impacts to a minor level.
- 8.29 The LVIA identifies the proximity of the site to Grade I listed Canonteign Barton and Grade II listed Canonteign House but notes that the site does not form part of their designed landscapes. It concludes that the development would not result in significant harm to their setting or significance, with mitigation measures—such as sensitive design, planting, and careful consideration of scale—addressing potential impacts.
- 8.30 Following amendments to the proposal, an LVIA addendum was submitted. Key changes include clustering new buildings around the existing clubhouse, removing Farmstead 2, the staff accommodation building, and an outdoor pickleball court in the south-west; relocating eco-cabins closer to the clubhouse alongside Farmstead 1; and redesigning the cabins with pitched corrugated roofs to reflect local agricultural forms and reduce light spill.
- 8.31 The addendum concludes that these changes reduce the overall footprint and visual prominence of new structures, with notable improvements to specific viewpoints:
- Viewpoint 04: Removal of staff building eliminates visual impact; proposed landscaping enhances the setting of the Grade II North Lodge.
 - Viewpoint 09 (most sensitive): Revised inn design, removal of southern buildings, and agricultural style padel courts reduce visibility and light spill, delivering a substantially positive effect.
 - Viewpoint 12: Proposed native woodland planting on upper slopes will provide long-term visual and ecological enhancement.
- 8.32 With respect to the historic environment, the addendum finds that the clustered, low-rise designs and revised lighting strategy preserve the setting and character of both Grade I Canonteign Barton and Grade II Canonteign House. The scheme now better integrates into the valley's topography, minimising visual and environmental intrusion while contributing positively to the local landscape.

- 8.33 The site is currently a managed golf course with fairways, greens, woodland, and copses, interspersed with minimal built form. While some objections raised concerns that the landscape works are unnecessary and that the current parkland character already supports wildlife, the proposals would introduce a greater concentration of built form in the western, lower parts of the site, including the padel courts, farmstead, and eco-cabins. Although this will change the character and appearance of the area, clustering development reduces its spatial spread and associated requirements for additional tracks and lighting. Any lighting proposed will be limited to low-level bollards with minimal back-spill.
- 8.34 The eco-cabins and remaining farmstead are designed to follow existing landform, siting within terraces to reduce physical and visual impact. Revised cabin designs with pitched corrugated roofs, and careful distribution between the country inn and farmstead, aim to blend the buildings within their setting while minimising light spill. Taller structures are confined to lower site areas and grouped close to the existing inn.
- 8.35 The amended proposals have responded to consultation feedback, with particular attention given to minimising visual effects on the landscape and amenity receptors identified in the LVIA. While the development will inevitably create a more developed appearance in this part of the landscape, resulting in some landscape harm, mitigation through siting, design, and planting will limit adverse effects.
- 8.36 Officers' site visits confirm that, although the site is visible from various elevated public viewpoints, much of the proposed built form will be screened by topography and woodland, particularly from highway-level views. The replacement of manicured fairways with natural planting will, in parts, create a landscape more closely aligned to local character, which is considered a positive element. Nonetheless, from higher vantage points the increased concentration of built form will be noticeable, altering the open aspect of the area. Despite sensitive design and mitigation, the scheme will result in some negative impact on the character and appearance of the surrounding landscape.

Design Assessment

- 8.37 Strategic Policy 1.5 of the Dartmoor Local Plan requires all development to create a strong sense of place with a clear and distinctive character by reinforcing local identity, respecting Dartmoor's vernacular, and responding appropriately to the relationship with the landscape. Planning applications that do not achieve good design will be refused.

Clubhouse Extension

- 8.38 The proposal includes a series of developments across the site, the most significant of which is the extension of the existing three-storey golf clubhouse. This building, accessed via a steep driveway from the main road, already has consent for a hotel wing to replace accommodation previously lost to fire damage. The existing clubhouse and its accommodation extensions follow the hillside contours, with the western elevation addressing a steep slope and incorporating an elevated restaurant, bar, and patio area.

- 8.39 The revised scheme reduces the number of proposed guest rooms in the Country Inn from 19 to 12, with 10 located in the new hotel wing and 2 within the existing clubhouse roof space. Two staff units will also be retained within the roof. This results in a smaller overall building mass than the extant approval.
- 8.40 The submitted Design and Access Statement identifies that the existing clubhouse does not integrate well with the valley landscape and lacks a clear, welcoming entrance. The introduction of a new colonnade and roof canopy seeks to enhance the building's visual relationship with the landscape and create a stronger arrival point. The design also aims to visually integrate the extension with the existing structure through the use of pitched roofs, a restrained glazing strategy to limit light spill, and sensitive material choices. Mitigation for residual light spill includes timber canopies and dormer window detailing. Solar panels are proposed on the lower section of the southern roof slope to improve on-site energy generation.
- 8.41 Overall, the clubhouse extension is considered to comply with Strategic Policy 1.5 in terms of design quality and landscape integration.

The Farmstead

- 8.42 South of the Country Inn, the proposal introduces "The Farmstead," a small cluster of buildings on an existing fairway plateau. Drawing on the form and materiality of traditional Dartmoor farmsteads, the design incorporates low-pitched roofs, natural finishes, and native tree planting to blend the development into the wooded valley setting.
- 8.43 The Farmstead will provide a mix of eco-cabin accommodation, a yoga room, mezzanine bedrooms, and a wellness space. The buildings respond to site topography through a combination of minimal cut-and-fill and the use of timber stilts. The courtyard arrangement, shaded overhangs, and orientation aim to reduce visual impact and light spill while enhancing comfort for occupants.
- 8.44 Sustainability measures include:
- Roof and wall cladding in corrugated hemp fibre panels (lower embodied carbon than corrugated steel)
 - Locally sourced timber
 - Solar PV panels on south-facing roofs
 - Rainwater harvesting for golf course irrigation
 - Air source heat pumps
 - High insulation and airtightness levels exceeding building regulations
 - Natural ventilation via rooflights
 - Biodiversity enhancements through wildflower meadows and habitat creation

Eco Cabins

- 8.45 Sixteen eco cabins are proposed within planned woodland, arranged in two discreet clusters. The northern group of ten will be located west of the Country Inn, with a southern cluster of six positioned further down the valley. The siting has been designed to minimise visibility from the surrounding landscape.

- 8.46 Each cabin will be 3.4m in height, with a GEA of 29.3m², and will contain a bedroom and ensuite. External materials include timber cladding, metal roofs, and triple-glazed windows. Shaded overhangs and terraces will reduce light spill. Access will be on foot, with the furthest cabin a five-minute walk from the Country Inn. Guests will use the Inn for dining and other amenities.

Padel and Pickleball Courts

- 8.47 Two buildings are proposed southwest of the Country Inn to accommodate padel tennis and pickleball courts. Currently an area of levelled storage land, the site will host Dutch-barn-style structures approximately 9m in height, clad in black metal sheeting with limited glazing and a mesh focal entrance.
- 8.48 While the building form references local agricultural vernacular, the absence of existing structures in this location means the development will inevitably alter the current character. Noise mitigation and light control will be essential to preserve tranquillity.

Ancillary Works

- 8.49 Associated infrastructure—including pathways, lighting, and signage—will adopt a restrained, rural character. Low-level lighting, wooden or stone signage, and informal hardstanding will maintain visual sensitivity. Access to all areas will be possible on foot or via electric buggies.
- 8.50 To ensure policy compliance and long-term quality, the following matters should be secured via condition or Section 106 agreement:
- **Landscaping:** Retention, management, and maturation of screening planting for a minimum of 30 years as part of the Biodiversity Net Gain strategy.
 - **Lighting:** Low-level, low-lumen, and low-colour-temperature lighting; further refinement to avoid unnecessary spill.
 - **Materials:** Approval of a full material schedule prior to commencement.
 - **Noise:** Mitigation for padel/pickleball courts to minimise impacts on tranquillity.
 - **Hardstanding:** Restriction of parking to designated areas.
 - **Padel Courts:** Consider partial enclosure to reduce light and noise impacts.
 - **Glazing:** Reduce the scale of west-facing glazing on the Country Inn terrace elevation.
- 8.51 The revised Teign Valley Golf Club proposals demonstrate a more sensitive and design than earlier iterations. By clustering new buildings around the existing clubhouse, adopting agricultural forms and natural materials, and reducing overall building mass, the scheme aligns with Dartmoor's rural vernacular and Strategic Policy 1.5.
- 8.52 Subject to the securing of appropriate conditions—particularly regarding landscaping, lighting, materials, and noise mitigation—the development is considered acceptable in design terms.

Heritage

- 8.53 Policy 2.7 of the Dartmoor Local Plan seeks to ensure that Dartmoor's historic and cultural heritage is protected, celebrated, and enhanced. This applies to the full range of heritage assets, from ancient archaeological sites to traditional farm buildings and landscapes shaped over centuries. Development must safeguard the significance of both designated and non-designated heritage assets, avoid unnecessary harm, and clearly justify and minimise any harm that is unavoidable.
- 8.54 Proposals should respect traditional building styles and materials so that new development integrates with Dartmoor's historic setting.
- 8.55 The application was accompanied by a Heritage Information Document (April 2024), subsequently supplemented by an Addendum in response to concerns raised by Historic England and the Dartmoor National Park Authority's Historic Buildings Officer. These concerns related to the potential impact of the proposals on:
- Grade I listed Canonteign Barton
 - Grade II listed Canonteign House and North Lodge
 - Several non-designated heritage assets, including Byteign Cottage and Byteign Lodge
 - Grade II listed Spara Bridge
- 8.56 The revised scheme responds to these concerns by concentrating the proposed built form around the existing clubhouse, reducing sporadic development spilling across a large area of the site. This has included setting buildings further back from the sensitive southern boundary near Canonteign Barton. Floodlighting has been removed, and adopting a lighting strategy of low-level bollards with minimal backward spill proposed. The scheme also Reduces the extent of glazing and introducing timber canopies and "swept roof" dormer windows to add architectural interest while limiting light spill. The proposal continues to include extensive native woodland planting on the upper slopes, replacing formal golf landscaping, thereby softening views towards heritage assets.
- 8.57 These measures collectively are considered to reduce visibility and light intrusion from key heritage receptors, including Canonteign Barton and Canonteign House.
- 8.58 A noise assessment concludes that the proposals will not result in a significant increase in noise, thereby maintaining tranquillity around heritage assets. The reduction of six golf holes is expected to offset potential increases in traffic, preventing adverse effects on Spara Bridge or nearby historic roads.
- 8.59 The proposals will have some impact on the setting of nearby listed buildings due to the increase in built form. However, it is considered that the current use of the site as a golf course already affects the historic setting. The incorporation of substantial new landscaping will restore a more natural appearance to parts of the site, reducing the visual impact over time. The location of new buildings on lower-lying land further mitigates potential harm.

- 8.60 Officers are satisfied that the submitted heritage assessments have fully considered the likely impacts of the development, and that the proposed mitigation measures appropriately address potential harm.
- 8.61 On balance, the revised proposals are considered to sustain the significance of the affected heritage assets and to comply with Policy 2.7 of the Dartmoor Local Plan, subject to securing the proposed mitigation measures through appropriate planning conditions and legal agreements.

Ecology

- 8.62 Strategic Policy 2.3 – Biodiversity Net Gain: Requires development of more than 2 homes to deliver 10% Biodiversity Net Gain.
- 8.63 Following changes to the proposal a revised ecological assessment was submitted with the application. The assessment identified the key ecological receptors as being South Hams SAC, On-site habitats (woodland, grassland, hedgerow) and protected and priority species including common toads, reptiles, nesting birds, hedgehogs, dormice, badgers and Bats (13 species recorded in-flight).
- 8.64 The assessment identified the permanent habitat loss associated with the development as being, modified grassland: 0.40 ha, Broadleaved woodland: 0.06 ha, Coniferous woodland: 0.07 ha and Priority hedgerow: approx. 90 m. Further impact on protected species includes the potential for light pollution from buildings, such as the pickle ball court and cabins as well as the ancillary lighting around the site.
- 8.65 To mitigate the ecological assessment sets out mitigation and enhancement which are considered to ensure that the ecology on the site is enhanced. Mitigation includes, seasonal timing of vegetation clearance, dormouse habitat management under EPS license, wildlife-safe excavation and materials storage. The works will also be subject to pre-works inspections for badgers and hedgehogs as well as lighting controls to minimise nocturnal disturbance. The enhancement measures include species-rich grassland and native woodland restoration, bird boxes, bat roosts and dormouse nesting habitat, support for swifts, house martins, swallows and solitary bees. Overall, the development sought to provide Biodiversity Net Gain (BNG) targets including Habitat units of 79.7% gain and linear units: 10.89% net gain on site.
- 8.66 Devon County Council ecology has commented several times. The most recent comment raised no ecological objection to the proposal. The ecological information submitted is deemed sufficient. It was acknowledged that the proposal would see direct impact including minor habitat loss, including 4.17 ha modified grassland, 0.08 ha broadleaved woodland and 90 m hedgerow. It was also acknowledged that the bat surveys recorded low levels of Greater Horseshoe Bat activity (not habitual use).
- 8.67 It was acknowledged that the BNG exceeds statutory targets with most of the gain through native woodland creation and enhanced grassland. As a result, the ecologist confirms this is a significant on-site enhancement.

- 8.68 The ecologist also confirmed that there is unlikely to be a significant effect on South Hams SAC (Greater Horseshoe Bat habitat), which is confirmed via HRA screening. Furthermore, there is no impact expected on nearby SSSIs or County Wildlife Sites.
- 8.69 The ecologist recommends that in order to further mitigate the development against ecological harm conditions are including a Construction and Ecological Management Plan (CECoMP) and compliance with approved Lighting Impact Assessment. Furthermore, a Section 106 Agreement must secure a 30-year management of enhanced habitats, Monitoring reporting to the Local Planning Authority and the delivery of Biodiversity Gain Plan.
- 8.70 With the outlined mitigation, compensation, and habitat enhancement strategy, the residual impact to ecological receptors is deemed acceptable. The project is predicted to deliver a significant net gain for biodiversity, in line with national planning policy requirements. Therefore, the proposal is considered to comply with policy 2.7 of the Dartmoor Local Plan.

Flood Risk/Drainage

- 8.71 An initial Drainage Strategy was first submitted in April 2024 but following amendments which led to changes and a revised layout and revised drainage strategy.
- 8.72 In terms of this drainage strategy the site area includes the new buildings and car park expansion with an impermeable area of 0.617ha. For the refurbished buildings and the expansion of the existing clubhouse the surface water drainage system is to be maintained, if possible, with reutilisation of existing connections.
- 8.73 The strategy for surface water management follows the guidance contained in the National Planning Policy Framework, the Devon County Council guidelines. The proposal for surface water is to infiltrate to the ground and for rainwater to be re-utilised in the bigger buildings via pumped system from rainwater harvesting tanks. Comparing the impermeable areas of the new buildings and the expansion of the car park areas and the current site impermeable areas the ratio is about 1.39 times more than previously. SuDS applications such as infiltration to the ground, permeable pavement in the extended area of car park and rainwater harvesting tanks for the bigger buildings for re-utilisation are proposed for the development.
- 8.74 The Lead Local Flood Authority (LLFA) were consulted regarding the surface water drainage strategy. Initially the LLFA raised a number of queries and concerns. The ground levels within the development boundary are ranging from approximately 66 to 68mAOD and decreasing to 48.5 and 52.95mAOD. These lower elevations are primary adjacent to the existing car park and at the crest of the embankment that slopes towards the B3193. The existing gradient of the embankment is approximately 1 in 2. The applicant has revised the proposed drainage strategy by directing the roof runoff from the proposed buildings into underground soakaways (referred to as cellular storage) located beneath the extended car park. The car park surface will be constructed using permeable materials, allowing surface water to infiltrate through the pavement layers and into the storage system below. All proposed cabins will be equipped with rainwater harvesting tank to provide a source of water for irrigation. Once full, these will overflow into the below ground surface water drainage system. The applicant further subdivided the site into three drainage

zones, namely Northern Development Area, Southern Development Area and Southern Padel Courts and Detention Basin.

8.75 Infiltration testing was carried out in numerous trial pits across the various areas. The infiltration testing carried out failed to demonstrate sufficiently that the site is suitable for soakaway. The LLFA states that additional infiltration testing must be carried out at the locations and depths of the proposed soakaways. Also, although the proposed Northern Development Area Soakaway is 7m away from the embankment and 3.6m for the Southern Development Area, there is potential that the water will emerge downslope which may cause problem to the B3193 and the associated downstream area. This issue shall be investigated further during the detailed design to ensure that the proposed infiltration option is viable. LLFA had suggested that Devon Highways shall also be consulted.

8.76 For the Southern Padel Courts area, the applicant proposed a detention basin and have confirmed that no outfall from the basin. They use a factor of safety (FoS) of 5.0 and a volume of 411m³ compared to the required volume of 164m³. Made ground was also encountered in this location. A detention basin without an outfall is not acceptable and the applicant has confirmed that they shall investigate this in detail during the detailed design. Due to the various issues encountered for the soakaway option together with the absence of any groundwater monitoring results to confirm the viability of the soakaway option, the applicant submitted a backup attenuation option.

8.77 The Northern Catchment is 0.368ha (0.378ha was quoted in Section 2) and Southern Catchment is 0.275ha, giving a total impermeable area of 0.643ha. The derived greenfield runoff rate, Q_{bar} is 3.4l/s. The applicant has quoted Q_{100} of 8.3l/s. The LLFA had confirmed that should the applicant wish to use Q_{100} of 8.3l/s in the design, Long Term Storage (LTS) must be provided to store the additional volume of runoff caused by any increases in impermeable area, which is in addition to the attenuation storage required to address the greenfield runoff rates. LTS should therefore be included within the surface water drainage management plan to ensure that each element is appropriately sized, and this should discharge at a rate not exceeding 2l/s/ha. The submitted storage estimates therefore shall need to be refined during the detailed design with the inclusion of LTS. CCTV survey shall also be carried out to identify where the rainwater pipes are draining, or the pipes shall be diverted to the new SuDS storage areas. The car park areas shall also drain via a petrol interceptor to retain oil pollutants.

8.78 Overall, it is considered that the surface water drainage for the system can be achieved to provide a sustainable system. However, It is therefore considered necessary, in order to make the proposal acceptable, to secure suitable mitigation either through the use of planning conditions or legal agreements.

8.79 The calculated foul discharge from the site is 0.242 l/s. According to the records of South West Water there is no public sewers in the surrounding area to Teign Valley Golf Club. During the design process CCTV drainage surveys were carried out which was not able to identify any chambers to drain to; however, from local knowledge from the site maintenance team it was identified that there are two tanks on site. They are situated behind a fence, close to the gate, that provides access up to the current greenkeepers shed. They are emptied once a year.

- 8.80 The amended foul drainage strategy has been updated in response to the Environment Agency queries in their letter dated 22 May 2025. Final comments from the Environment Agency were received which confirmed that there was no objection to the principle of the development. They advised that the Authority should not determine the application until you are satisfied that the proposed foul drainage system will be acceptable with the proposal discharging foul drainage to a cesspool.
- 8.81 The applicant proposes the use of a cesspool for the disposal of foul sewage. The National Planning Practice Guidance (NPPG) does not refer explicitly to cesspools however in paragraph 020 (Reference ID: 34-020-20140306) it states that 'applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment'.
- 8.82 It is known that there can be implications for the environment from the use of cesspools. Whilst in principle a properly constructed and maintained cesspool (being essentially a holding tank with no discharges) should not lead to environmental problems, in practice it is known that as a result of frequent overflows cesspools can be detrimental to the environment. This can be as a result of poor maintenance, irregular emptying, lack of suitable vehicular access for emptying or inadequate capacity. Inappropriate location of these facilities can further exacerbate these problems.
- 8.83 In line with the foul drainage hierarchy set out in paragraph 020 of the NPPG the first preference should be that foul drainage connections should be made to the public sewer, then to a package sewage treatment plant and then to a septic tank. Officers consider that a connection to a cesspool is the least sustainable option available.
- 8.84 The application site falls within flood zone 1 and is therefore considered to be low risk of flooding. The application was submitted with a fluvial and tidal flood risk assessment which is considered to align with the requirements set out in the NPPF and policy 2.5 of the Dartmoor Local Plan.

Highways/Parking

- 8.85 Strategic Policy 4.4 of the Local Plan requires sufficient parking to accommodate the parking requirements of the development. The relevant land uses identified in the local plan (which presents non-residential parking standards) includes lorry parking, café, restaurant, pub or drinking establishment:

Use (Class)	Standard Parking (GIA)	Lorry Parking (GIA)
Café, restaurant, pub or drinking establishment (Class E)	1 space per 5.5m ² dining area 1 space per 2m ² drinking area Staff spaces 10% of customer spaces	1 lorry space
Hotel (Class C1)	1 space per bedroom Restaurant and bar as per A3 & A4 Staff spaces 10% of customer spaces	1 lorry space

- 8.86 Strategic Policy 4.5 requires provision of 1 active electric vehicle charging point per dwelling in all new residential development with private parking. The proposals provide 1 charging point per dwelling in accordance with the requirements of Policy 4.5.
- 8.87 The application is located approximately 12km south of Exeter, south of the village of Christow, and is accessed via a priority junction with the B3193. To the south, the B3193 forms a grade separate junction with the A38, connecting with Exeter to the north, where it joins the trunk road network at the M5, and Plymouth to the south.
- 8.88 In terms of vehicle access, it is intended that the proposed uses will retain vehicular access from B3193.
- 8.89 The proposals will comprise a rearrangement of existing parking, introducing a new area of parking on the southern end of the site, totalling 146 spaces, including overflow area for 21 spaces, along with EV and blue badge provision. The Transport Statement has demonstrated that this level of provision is broadly in accordance with car parking standards.
- 8.90 The Transport Statement has undertaken a comparative trip generation assessment which suggests that there will be no material change in vehicle trip generation, with the reduction in holes for the 18-hole course down to 12 essentially balancing the additional trips associated with the proposed eco-cabins and Farmstead. On this basis the applicant states there is no requirement to undertake any detailed capacity assessments, and the proposals will not result in a material impact on the operation of the highway network either in terms of capacity or safety.
- 8.91 The applicants transport statement suggests that whilst the proposals are located within a relatively rural setting, the nearby settlement of Christow is located within an acceptable walking / cycling distance, supported by the established PROW network, meaning some visitors and employees could access the site on foot. Therefore, whilst there will be inherent reliance on travel by private car, there is some opportunity for trips to be made by sustainable modes.
- 8.92 The Transport Statement has responded to comments made by stakeholders in relation to the original planning application, addressing queries in relation to the sustainability of the previous Transport Statement, car parking provision vs trip generation and whether assessments have allowed for holiday accommodation within the country house building and staff trips.
- 8.93 The Transport Statement has reviewed planning policy and considers the proposals, in the applicants view compliant with the relevant policies within the Dartmoor Local Plan. On this basis the consultant considers the proposals should be supported from a transport and highways perspective.
- 8.94 National Highways initially questioned figures in the Transport Statement and concluded they are low for proposed use but also stated they have no concerns with regard to impacts on strategic road network.

- 8.95 Devon County Council Highway Authority disagreed with National Highways comments, commenting that in their view the Transport Statement was accurate and had no issue with the proposal for highway safety.
- 8.96 Following the submission of the revised Transport Statement Devon County Highways Authority maintained their no objection.
- 8.97 Officers have considered the information submitted with the application, particularly the Transport Statements, and consider that there is unlikely to be a significant increase in traffic movements to and from the site. The movements to the holiday use elements of the development will be focused on people arriving on the site, enjoying the facilities on the site and their enjoyment of the wider area is likely to be limited. There will be some increase in traffic arriving to use the pickleball courts, but this is likely to be balanced against the reduction in the size of the golf course. The development may see the nature of traffic movements change and be more spread out across the day given the variety of uses, but it is considered that overall, the development will have a neutral impact on the local road network. The development is therefore considered to comply with policies 4.4 and 4.5 of the Dartmoor Local Plan.

Lighting

- 8.98 The proposed development seeks to incorporate lighting throughout the development site. Dartmoor Local Plan policy 1.7 seeks to ensure the local amenity of the National Park by controlling the potential for light pollution. Furthermore, policy 2.6 seeks to avoid external lighting. Where external lighting is demonstrated to be absolutely necessary its design should avoid all adverse impacts, or as a last resort mitigate them to the greatest possible extent in order to avoid adverse impacts on tranquillity, dark night skies, biodiversity, visual amenity, landscape character and heritage significance.
- 8.99 The application has been submitted with a detailed light assessment. The report was carried out in May 2024 and submitted with the original application. This report identified the sensitive receptors as including; Residential dwellings, ecological sites (e.g., bat habitats) and public rights of way.
- 8.100 The surrounding area was also considered to be of low ambient light levels typical of a rural Dartmoor setting
- 8.101 The report was carried out to take into account ILP Guidance Notes for the Reduction of Obtrusive Light, BS EN 13201 Road Lighting and CIE (International Commission on Illumination) standards as well as the Dartmoor National Park Authority policies on dark skies and ecological protection.
- 8.102 The objectives of the Lighting strategy were to minimise light pollution and ecological disruption and avoid sky glow and light trespass while ensuring safety and usability of facilities but prevent nuisance to nearby residents.
- 8.103 The Design Criteria included ensuring that any lighting was sympathetic to the surrounding, environmental zone E1–E2 (dark rural areas to low ambient suburban). Controlling lighting shade/tone 2700K–4000K (warm to neutral) and controlling lux levels and mounting heights ensuring reduce spill and glare. Further

controls are proposed to allow automatic dimming and curfew-based shutoff as well as programmable controls for seasonal and operational flexibility, LED fixtures with directional optics and smart sensors for adaptive lighting.

- 8.104 The lighting strategy seeks to use Low-level lighting for pathways and courts with shielded luminaires to prevent upward spill. The strategy also recognises the variety of areas across the site and their lighting requirements, for example recreational facilities are regarded as requiring consistent illumination with low glare. Service buildings on the other hand require intermittent lighting with motion sensors. Areas of staff accommodation will require residential-grade lighting with curfew controls.
- 8.105 Following amendments to the scheme an Addendum was produced in March 2025. Pseudo Colour Maps have been provided to show a visual representation of light intensity. The Padel & Pickleball Court Lighting have been updated to focus on minimising glare and light trespass and controlled lux levels to meet recreational standards without exceeding environmental thresholds
- 8.106 Officers have carefully considered the lighting strategy together with the responses from Devon County Ecology and the comments received from local residents. The proposed lighting strategy aligns with best practice guidance and considers the policies within the local plan. Mitigation measures have been proposed which have been designed will protect sensitive receptors and preserve Dartmoor's dark sky character. Officers consider that the design supports safe, functional use of the site while minimising environmental impact. The proposal is considered to comply with the requirements of policy 1.7 & 2.6 of the Dartmoor Local Plan.

Conclusion

- 8.107 In accordance with Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in line with the development plan unless material considerations indicate otherwise.
- 8.108 The application at Teign Valley Golf Club proposes the refurbishment and reconfiguration of the existing clubhouse, alongside the introduction of padel and pickleball courts, eco cabins, starter huts, and associated recreational facilities. The scheme would result in new built development within designated open countryside, a location where such proposals are not generally supported by Dartmoor's Local Plan. The development also has the potential to affect the setting of a number of heritage assets, including Canonteign Manor and other listed buildings. Concerns remain regarding the reliance on private vehicles due to limited public transport options, as well as potential impacts from light and noise pollution on the area's tranquillity. Mitigation measures, including low-level lighting and noise controls, are proposed to limit these effects.
- 8.109 Balanced against these concerns are several positive aspects of the scheme. The proposal incorporates significant biodiversity enhancements, with commitments to species-rich grassland restoration and extensive woodland planting, which would exceed the statutory requirement for 10% Biodiversity Net Gain. The design approach, using natural materials and grouping new buildings around the existing clubhouse, seeks to minimise visual impact. The scheme is also expected to deliver economic and social benefits, including supporting the long-term viability of the

existing business, creating employment opportunities, and expanding the range of recreational facilities available. The reduction in the golf course from 18 to 12 holes is supported by Sports England, while the Lawn Tennis Association and Devon County Council Highways have expressed support for specific elements of the scheme.

- 8.110 Overall, while the development will inevitably result in some harm to the historic environment and introduce new structures within a sensitive landscape, these impacts are mitigated through careful design, landscaping, and the use of appropriate materials. When weighed against the ecological, economic, and social benefits, the scheme is considered to represent sustainable development. Subject to the imposition of planning conditions and a Section 106 agreement to secure necessary mitigation and benefits, the proposal is considered to comply with the Dartmoor Local Plan and is recommended for approval.

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