

Ref: GA/JS/00518/L0002

19th January 2018

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs

**Full Planning Application for the reorganisation of Hole 9 to incorporate a pond
At Ham Manor Golf Club, West Drive, Angmering, West Sussex, BN16 4JE
Applicant: Ham Manor Golf Club Ltd**

On behalf of our client Ham Manor Golf Club Ltd I am pleased to enclose this Full Planning Application for the reorganisation of Hole 9 to incorporate a pond at Ham Manor Golf Course, Ham Manor Way, Angmering, BN16 4JQ. The following information has been attached in support of the application:

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|--|----------------|
| • Site Location Plans (1:1250 & 1:2500) | |
| • New 9 th Hole Overview Document | |
| • H9 Detailed Design Reference Plan | Ref. HAMM/2-07 |
| • H9 DD/Green 9 & Lake Feature Design | Ref. HAMM/2-08 |
| • H9 DD/Short Game Academy Design | Ref. HAMM/2-09 |
| • H9 DD/Old Green Re-design | Ref. HAMM/2-10 |
| • H9 DD/Fairway Bunker Design | Ref. HAMM/2-11 |
| • H9 DD/Tees Design | Ref. HAMM/2-12 |

The requisite fee in the sum of £462 made payable to Arun District Council has been sent in the post.

Site Description

Hole 9 of Ham Manor Golf Course is approximately 3ha and is bound along the southern and south-east boundaries by residential dwellings along Ham Manor Way. To the west and north of the site is further playing areas and holes associated with the remainder of the golf course.

The hole is lined with trees at either side and is approximately 350metres in length from the main tee to the green.

Ham Manor Golf Course is located within an area of designated Green Space within the Angmering Neighbourhood Plan. Ham Manor Golf Club has been operating for over 80 years as a private member club and until now has met its financial needs for the operation and maintenance through membership fees. More recently, there has been

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significant pressure on the club due to national decline, competition from other leisure and sporting attractions and competition for membership.

Ham Manor Golf Course has incurred financial difficulties over recent years and as a result the necessary investment, replacement and maintenance of infrastructure as well as necessary improvements has not been delivered.

Planning Proposals

This application seeks to approve the revised layout for Hole 9 of the Golf Course in order to accommodate the proposed pond as per the accompanying drawings. The purpose of the revised hole and the upgrading of this area of the golf course which is to include a short game academy and pond (irrigation system) is in response to the difficulties as mentioned above and to make the club more attractive to increase membership. The revision of the layout to Hole 9 will also address current safety concerns which will involve the 9th Tee moving forward resulting in the green also moving forward by the same distance.

We are aware that the bulk of the amendments proposed such as the relocation of the tee, green and practice area do not require planning permission and it is only the proposed pond which requires consent.

As indicated on the attached Hole 9 Overview Document the purpose of the revised 9th Hole is to incorporate a new pond to act as a new reservoir for the new irrigation system. The existing system has been declared unfit for purpose. The pond will not be connected to the Black Ditch running through the course and is not in any way connected to the existing watercourse. Additional ornamental planting has been proposed on the eastern and western boundaries of the proposed pond.

As a result of reorganisation of the hole a short game academy (practice) area will be incorporated into the scheme and the new green will move closer to the club house. These works do not require planning permission however will result in considerable benefits to the function of the golf course.

Planning Policy

The Arun District Council Local Development Framework consists of the Arun District Local Plan (2003), the Publication Version of the Local Plan (October 2014) and given the site is located within Angmering Parish, the Angmering Neighbourhood Development Plan (2014) forms part of the Framework.

Policies relevant to the determination of this scheme include:

Arun District Local Plan (2003)

- Policy GEN2: Built-up Area Boundary
- Policy GEN3: Protection of the Countryside
- Policy GEN7: Form of New Development
- Policy AREA5: Protection of Open Space

Arun Local Plan Publication Version (2014)

- Policy SD SP2: Built-up Area Boundary
- Policy C CP1: Countryside
- Policy OSR DM1: Open space, sport & recreation

Angmering Neighbourhood Plan (2014)

- Policy HD1: Built-up Area Boundary
- Policy CLW2: Protection of Local Green Spaces

Planning Assessment

While the site is located outside the defined Built Up Area Boundary as per the Arun Local Plan (2003) recreational uses are such a use which is considered acceptable under Policies GEN3 of the adopted Local Plan and Draft Policy C CP1 of the emerging Local Plan (Publication Version).

In addition, there is policy support within the Local Development Scheme that supports such improvements to open space, sport and recreation facilities. Adopted Policy AREA 5 states that development other than associated recreational development will not be allowed. Exceptions to this include development which materially enhances the existing facility or satisfies an essential social need that is unable to be provided elsewhere in the locality.

The proposed revision of Hole 9 to incorporate a new pond is associated with the wider sport and leisure use and will materially enhance the existing provision offered and will not result in the loss of playing area. Further benefits provided as a result of the pond include the proposed short game academy area which will further increase and enhance both the quality and attractiveness of the course and the provision of playing area being offered.

The relocation of the green closer to the club house will mean the playing area can be viewed by spectators in the club house and will potentially make the course much more attractive to play.

Another reason for modifying the 9th Hole is safety. When using the existing 9th Tees there have been many instances of balls landing in the gardens of properties along the northern side of Ham Manor Way, especially the nearest 2 properties. This has recently including hitting people in the gardens. HMGC has a duty of care to take action to mitigate this. Moving the Tees forward eliminates this risk, but means that the Green has to move forward, towards the House, by the same distance to maintain the Hole yardage and the course handicap index.

Further support for improvements and associated infrastructure is within Draft Policy OSR DM1 which states that Development which results in the better provision of open space or outdoor sport and recreational uses would be allowed and development which is an essential utility structure which clearly outweighs the harm will be supported. In this case, the existing irrigation system has been deemed unfit for purpose and the proposed pond is essential for future irrigation.

The proposals would not be contrary to Policy CLW2 of the Angmering Neighbourhood Plan as the design of the proposals will not adversely affect the character, setting, accessibility, appearance, general quality of amenity value of the course.

New Irrigation System

The proposed pond will act as a reservoir for a new irrigation system in which £500k is being invested. This will involve the use of a bore hole and will be completely separated from the Black Ditch which runs through the site. The need for a new system has come in response to the quality of the existing system which has been deemed unfit for purpose.

The location of the pond does not lie within the indicative floodplain as illustrated on the Environment Agency's Flood Maps and therefore would impact on or result in a loss of flood storage or increase flood risk elsewhere. The attached plan (Ref. H9 DD/Green 9 & Lake Feature Design) illustrates a detailed profile of the pond and compensatory measures such as the proposed ornamental planting along the eastern and western boundaries of the pond.

The proposals would therefore not conflict with Policies GEN11 (Inland Flooding) or Policy GEN9 (Foul Water Drainage).

Discussions between the applicant and the Environment Agency have taken place prior to the submission of the application and no concerns were raised as it is a long way from the watercourse.

Merits of the Proposed Scheme

As indicated that golf club has been struggling to retain membership and gain the investment needed to undertake the required improvements and much needed enhancements.

The revision of Hole 9 to incorporate a pond and irrigation system will result in a number of wider benefits for the course increasing the quality of the planting area, making the course more attractive and therefore more competitive against other sport and leisure uses in the locality. In turn, it is hoped the proposed improvements will increase the club membership and green fees.

Conclusion

This Full Planning Application seeks permission to revise the 9th Hole at Ham Manor Golf Course in order to incorporate a new pond. This will involve the revision of the layout of the hole and new short game practice area which do not require planning permission. The proposed pond (irrigation system) does however require planning consent.

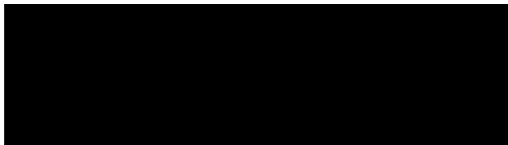
The proposals will not have a material impact on the character, setting, accessibility, general quality or amenity of residents and such improvements are supported by Local and Neighbourhood Planning Policy provided there is no loss of open space. In this case there will be no loss of open space as a result.

These much-needed enhancements which will increase both the quality and attractiveness of the course and will make the course much more attractive for members and future members also making the course much more competitive against other sport and leisure facilities in the locality. The revisions will also address current safety issues.

Ham Manor Golf Course is an extremely important sport and recreation facility and has been in operation for over 80 years. The Course is designated Green Space in the Angmering Neighbourhood Plan and such works are seen as vital to its continued operation.

We trust that this information is suitable to validate this application. However, in the meantime if you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully



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Director

Armstrong Rigg Planning

