

REPORT UPDATE

Application No: LU/320/17/PL

Reason for the Update / Changes

Reason for Update/Changes:

The comments referred to in the representation section of the report are not from the Ward Member, but from a Local and County Councillor. An additional representation from this Councillor has been received stating that the bridge at Ferry Road was repaired last year and the road is already starting to sink very gradually. It is already breaking up. Photographs have been submitted to support this comment. This application will allow an additional approximately 3000 plus lorry movements within a 6 month period. There are other areas along this stretch of road that have had to be bolstered up which cannot withstand this type of HGV movement and will not last .

This application has to be looked at again and there has to be another way and I believe that is by bringing the goods in by sea .

5 identical additional letters of support have been received from Members of the Golf Club stating this is an important, high quality course that is much valued and enjoyed by its Members and visitors. The existing practice ground is low lying in relation to surrounding land to 3 sides and has poor drainage. This proposal will also beneficially re-position a number of tees. the proposal will help to sustain and improve the quality, experience and enjoyment of the course.

Officers Comment:

County Highways have no additional comment to make on the application. There are existing problems with the repair of the road and the applicant is incorporating mitigation within the application. It would not be reasonable to insist that materials are brought in by sea.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: LU/320/17/PL

LOCATION: Littlehampton Golf Club
Rope Walk
Littlehampton
BN17 5DL

PROPOSAL: Alterations to golf practice ground & surrounding land, including tees (incorporating importation of material).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. This application involves remodelling of the practice
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REPORT(ODB)

range, utilising imported material to create a landform, akin to sand dunes to provide a more practical and useable practice ground area. It is hoped that the works would improve the attractiveness of the golf course and attract new entry level golfers.

It is also proposed to re-profile the third fairway with a re-positioned tee and re-profile and raise the 18th fairway. The application is supported by a Flood Risk Assessment, Preliminary Ecological Appraisal, a Construction Management Plan and a Highways Technical Note.

SITE AREA	2.9 hectares
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The golf course is surrounded by wire fencing and shrub planting to approx. 2m height.
SITE CHARACTERISTICS	The golf practice area is located to the west of the first fairway and north of the second fairway and comprises a flat rectangular grassed area.
CHARACTER OF LOCALITY	The golf course is located adjacent to the river and close to West Beach. There are residential properties along the approach road to West Beach.

RELEVANT SITE HISTORY

LU/208/17/PL	Increase in height & length of bund & associated landscape enhancement works.	ApproveConditionally 07-09-17
LU/335/04/	New secure entrance gates.(Re-submission following LU/223/04/)	ApproveConditionally 10-09-04
LU/29/02/	Extension to existing implement store.	ApproveConditionally 20-03-02
LU/315/92	Single storey extension to form additional store	ApproveConditionally 01-03-93
LU/221/89	Conversion of existing roof space into a snooker room and the provision of an external escape stair	ApproveConditionally 19-06-89
LU/74/88	Extension to golf professionals shop	ApproveConditionally

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council

Objection - The proposed works, by virtue of the volume of heavy traffic, will have a detrimental impact on the amenity of residents in the vicinity. Request a construction traffic management plan and that the site promoters be asked to meet with residents and the Ward Councillor as part of this process.

4 Objections including Ward Member

- Concern regarding the proposed number of vehicles along Rope Walk and Ferry Road. This is too much HGV traffic for the one road in and out which is in a very bad state of disrepair. The number of vehicles up and down the road over several months is not acceptable.
- There are several businesses in Rope Walk and there is already much traffic to Golf Club, and Yacht Club. There will be absolute chaos on both Ferry Road and also Rope Walk not to mention the noise we, the residents will have to put up with during this period.
- The implementation of LU/208/17/PL together with approval in this case would result in unacceptable levels of HGV movements.
- No consultation to inform the local residents and or the local business that this is taking place. There are no traffic management plans in place from the A259 onto Ferry Road into Rope walk and accessing the single road leading to the golf course.
- It is imperative that there is a traffic management plan in place for safety reasons and conditions applied for the timing of the HGV movement and mitigation for any type of damage done to the highways. The small bridge within Ferry Road was repaired due to the road sinking.
- Structural damage to the bridge could happen which could end up with the road being totally closed with no access for residents or business.
- Is there an alternative way of bringing in the material to the golf course by using a barge and having it moored up on the training wall and then craning it onto a lorry or lorries?

COMMENTS ON REPRESENTATIONS RECEIVED:

A Construction Management Plan has now been included in the application. The contents of this are expanded on below. County Highways have no objection based on highway safety and repairs to the road would be secured by a section 59 Agreement. Disturbance to residential properties would take place over a limited period and would only occur over the winter months when doors and windows are more likely to be closed. At para 5.4 of the Report it states that local residents and businesses within the vicinity of the application site, particularly on Rope Walk, together with Littlehampton Town Council will be kept informed of the implementation of the works. They will be advised in writing of the timing of works, the process to be undertaken and the Site Manager contact details. Affected residents will receive monthly updates. Notices will also be displayed close to the site providing this information.

CONSULTATIONS

Environment Agency

WSCC Strategic Planning

Ecology Advisor

Ecology Advisor
 WSCC Strategic Planning
 Surface Water Drainage Team
 WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

Ecologist - No Objection subject to a condition.

Environment Agency - No objection in principle to the proposal in regards to flood risk from rivers and the sea.

County Highways

Second Response - No Objection. Requested additional information has now been received and adherence to the submitted Construction Management Plan can be controlled by condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The Lead Local Flood Authority has been consulted, as indicated by the Environment Agency and their comments will be provided in a report update.

POLICY CONTEXT

Designation applicable to site:
 Outside Built Up Area Boundary
 Strategic Gap
 Site of Local Importance for Nature Conservation

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN3	Protection of the Countryside
GEN7	The Form of New Development
GEN10	Tidal Flooding and Coastal Defence
GEN11	Inland Flooding
AREA5	Protection of Open Space
AREA10	Strategic Gaps
AREA15	Sites of Local Importance for Nature Conservation
AREA16	Ancient Monuments + Sites of National Archaeological Interest

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2	Built -Up Area Boundary
D SP1	Design
C SP1	Countryside
HER DM6	Sites of Archaeological Interest
HER SP1	The Historic Environment
W DM2	Flood Risk

ENV DM1 Designated Sites of Biodiversity or Geological Imp
SD SP3 Gaps Between Settlements
OSR DM1 Open Space, Sport & Recreation
HWB SP1 Health & Wellbeing
W DM4 Coastal Protection
ENV SP1 Natural Environment
D DM1 Aspects of Form and Design Quality
QE SP1 Quality of the Environment

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
Littlehampton Neighbourhood Plan 2014 Policy 21	Proposals to increase the recreational and tourist use of the River Arun
Littlehampton Neighbourhood Plan 2014 Policy 5	West Bank

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

The Neighbourhood Development Plan.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to

an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policies 1, 2, 5 and 21 of Littlehampton Neighbourhood Plan are considered relevant to consideration of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The practice ground area is bordered on all sides by tees, greens and fairways. It is edged to the north, south and west and has poor drainage at times of inclement weather. This together with the surrounding scrub renders the practice ground of limited use. The proposal would re-profile the area that gently rises in a westerly direction. It would fall more steeply to the rear (west) as well as the north and south. The change in ground levels at any given point would be a maximum of 5m. The area would appear as sand dunes in profile and character reflecting the series of sand dunes to the south of the second fairway and immediately to the rear of West Beach. The area around the practice ground would be re-landscaped with a coastal area wildflower seed mix, together with native shrub specimen species.

The works necessitate the importation of material from offsite. It is estimated that this would amount to 45,000 cubic metres and would be delivered by some 3,750 vehicle loads, with each vehicle carrying 12 cubic metres. It is estimated that the work would take 6 months (1st October - 31st March), equating to some 3-4 lorry movements per construction hour. Some alterations are required to the site entrance to allow for delivery and deposit of material.

During implementation the applicant is proposing to seek agreement to temporarily suspend some of the parallel parking bays along Rope Walk to facilitate the introduction of temporary parking bays.

PRINCIPLE

The application relates to land within the golf course which is located outside the built up area boundary within the Strategic Gap between Littlehampton and Middleton where development is strictly controlled. The proposal would improve and remodel the existing golf course and would facilitate retention, provision and enhancement of leisure and recreation uses in compliance with Development Plan policy.

VISUAL AMENITY AND CHARACTER OF THE AREA

The Golf course is a 'links' course reflecting its immediate setting adjacent to the sand dunes and shoreline to the south. In keeping with this location and character the course is generally open and exposed with a few trees. The proposal would increase the ground level of the practice ground in an east to westerly direction. This would be a gradual incline with the sides and rear of the practice ground falling away more steeply to create a convex land profile. At its highest point the land would be 7.5m AOD. The land would then fall away to the north, south and west to existing ground levels which are approximately 3m AOD to the north and west and 4.5m to the south. The increase in height of the practice area and additional improvements to the tees would be acceptable in terms of their impact on the visual amenities of the locality. They would be in keeping with the wider character of the golf course and the 5m high bund recently approved along part of the site boundary. Rope Walk is currently located in a higher position than the golf course for some of its length. The proposal would not compromise the objectives of the Gap in that it would not add to the built form or result in coalescence of buildings.

The revised land form would be in keeping with the surrounding character of the golf course and the dune system bordering it to the south. It will not either individually or cumulatively affect the objectives and fundamental integrity of this part of the Gap.

LEISURE CONSIDERATIONS

The proposal would improve the existing golf facilities by remodelling parts of the existing golf course which would facilitate retention, provision and enhancement of leisure and recreation uses in accordance with policies GEN3 of the Local Plan and policies SDSP1, and CSP1, and TOU DM1 of the emerging local plan.

IMPACT ON DESIGNATED HERITAGE ASSET

The proposal would be close to the 19th century Artillery Fort to the south which is a Scheduled Ancient Monument designated Heritage Asset. It would be separated from the application site by the first green and tee and fairway of the second hole, a distance of approximately 40m. The significance of the setting of the Fort lies mainly in its relationship with the river and sea to the south and east. The land to the north is less significant and sensitive. The works would be visible from the Asset but due to the significant separating distance would not detract from its views or its appearance. The works would be visibly assimilated into the golf course and surrounding landscape. The scheme is considered to have no undue impact on the setting of the heritage asset in accordance with policies AREA16 of the Local Plan and HERSP1 and HERDM6 of the emerging local plan.

ECOLOGY

The site is part of Atherington Beach Local Wildlife site and is close to Climping Beach SSSI, the West Beach Local Nature Reserve and the Climping and dune system Local Geological Site. The Preliminary Ecology Assessment undertaken from July-September confirmed the presence of suitable habitat for breeding reptiles within the Site and records obtained from Sussex Biodiversity Records Centre (SxBRC) showed the presence of breeding Sand Lizards immediately south of the Site and Slow worms present within parts of the Golf Course. The results showed no signs of reptiles being present on Site. However since Sand Lizards are known to breed within 100m of the proposed works, a set of Reasonable Avoidance Measures (RAMs) which include an exclusion fence and checking for species before works commence were suggested within the Report. A condition has been imposed to ensure these measures

are implemented. Subject to this appropriate mitigation it is considered that the scheme will have no adverse effect on biodiversity. The ecological value of the site is currently limited. The proposal is therefore considered to accord with policies AREA 15 of Arun District Local Plan and policies ENV SP1 and ENV DM1 of the emerging plan.

HIGHWAY ISSUES AND RESIDENTIAL AMENITY

A Construction Management Plan has been submitted as part of the application and it is proposed to recommend approval of the application subject to a condition requiring adherence to the Plan. County Highways have no objection to the proposal on this basis. The purpose of the Plan is to ensure that the impact of construction work on local residents and the highway network is kept to a minimum.

The work will be carried out simultaneously with the works to create the approved earth bund. As a result there will be approx. 40 loads per day on average, which equates to 80 movements a day.

The access point to the golf course is located approx. 950m to the south of Rope Walk/Ferry Road junction at an existing emergency/maintenance point. This is to be widened as part of application LU/208/17/PL.

Deliveries to the site are to be restricted to between 0800 and 1800 on weekdays and 0800 and 1300 on Saturdays with no work taking place on Sundays or bank holidays. Deliveries will be staggered throughout these periods to avoid more than one vehicle arriving at any one time.

Wheel cleaning of lorries will take place when necessary and regular cleaning of Rope Walk by a road sweeper will take place. Traffic flow will be controlled by signals.

On this basis the application is considered acceptable in terms of highway safety and residential amenity in accordance with policy GEN7 of Arun District Local Plan.

FLOOD RISK

The application is supported by a Flood Risk Assessment (FRA). The works cannot practically be located in an alternative area at lower risk of flooding since the works relate to part of the existing golf course facility. The FRA concludes that there is only a minimal increase in the flood risk within the site or along adjacent land and the Environment Agency have raised no objection. On this basis it is considered that the scheme is in accordance with policies GEN10 and GEN11 of Arun District Local Plan and policy ENV DM1 of the emerging Local Plan.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to

be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans :
Site Plan 260-08-020, Cross Sections plans 820.03, Isopachyte Plan 820.04, Grading Plan 820.02 and Existing Site Survey 820.01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The development shall proceed in accordance with the submitted Construction Management Plan by Motion amended on 20/12/2017 which includes the following:

- a. An indicative programme for carrying out the works
- b. The arrangements for public consultation and liaison during the construction works.
- c. The parking of site operatives and visitors
- d. Loading and unloading of plant and materials
- e. Storage of plant and materials used in construction and development
- f. Wheel washing facilities
- g. No construction work shall take place except during the hours of 8:00 to 18:00 Monday-Friday, 8:00 to 13:00 Saturdays and not at all on Sundays or Bank Holidays.

Reason: To ensure safe and neighbourly construction in the interests of amenity and road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The development shall proceed in accordance with the submitted Reptile Survey - Population Assessment dated June - September 2017 and the Reasonable Avoidance Measures set out in the report.

Reason: To safeguard the ecology of the area, and in the interests of reptiles to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan.

- 5 Prior to the use of the areas the subject of this application commencing details of a

landscaping scheme shall be submitted to and approved by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No importing of material shall take place until precise details of such materials have been submitted to an approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 8 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.