

31st October 2019



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Dear Mr Eastham

Town and Country Planning Act 1990

Application to discharge RM condition 5 relating to golf mitigation (WA/95/18/RES)

Land east of Tye Lane, Walberton

I am writing on behalf of Linden Homes (South) following our recent submission of revised plans and our recent discussion in connection with the above application, to discharge planning condition 5 attached the recently approved Approval of Reserved Matters (LPA reference WA/95/18/RES). As agreed, I have amalgamated the details outlined in my original letter of 16.9.2019 with the list of the recently submitted revised plans on 25.10.2019.

Background

Condition 5 states:

Prior to any development of a dwelling above damp proof course level, a scheme setting any on-site or off-site mitigation measures necessary to minimise the ingress of golf balls onto the application site shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation and use of the dwellings to which the mitigation measures relates and any mitigation measures (e.g. ball stop fences) shall be maintained in good condition thereafter.

Following the approval of the Reserved Matters application, detailed discussions have been had with the Golf Club regarding the relationship to the development site. Detailed discussions have also taken place with officers of the Council (Michael Eastham and Claire Potts) regarding the mitigation measure. These discussions have cumulated in a series of mitigation measures on and off site which mitigated insofar as reasonably practical the ingress of golf balls into the site.

Off Site Measures:

The boundary of the site lies adjacent to Tees 1 and 2 on the golf course. As part of these discussions a number of off site measures have been agreed which seek to adjust the 1st and 2nd tee positions. This will have the effective of directing play away from the boundary with the site.

Plan number LIND171208GTP.01 (Rev A) shows the existing and proposed positions of the tees which clearly demonstrates that the relocation of these tees will result in the direction of play away from the boundary. The plan also indicates the typical angle and distance from that tee position. This will have a positive mitigating impact on the potential ingress.

The discussions with the Golf Club will dictate the final detailed landscaping associated with the tee position and other additional landscaping within the course to supplement the tee changes. This is not material to the mitigation and the works to the tees do not require planning permission.

Internal Measures

The purpose of the condition is to minimise the risk of golf balls entering the site. Clearly any mitigation proposed should be as effective as possible but this can only work with the known constraints of the site. These include the existing golf course, the approved layout, the existing and proposed boundary treatments as well as factors such as the mature TPO trees present on this boundary.

With these constraints in mind, it is proposed to include a length of golf netting along the 1st tee line. This will be placed within the development site on the line of the approved tree protection fencing so that there is sufficient space to the TPO trees on this boundary. The netting is proposed to be 10m high for a length of 100m. This is considered to be the optimal height to achieve the best level of protection having regard to the visual impact and the proximity of the TPO trees.

The netting will be installed on a series of posts which have been designed to minimise the impact on the trees. The type of post has been chosen for rigidly but which reduces the number of posts required. The submission will be accompanied by an Arboricultural Method Statement and Arboricultural Impact Assessment which demonstrates there are no adverse impact on the trees.

Additional landscaping is proposed to address this fence line including soft landscaping to the front and rear of the fence. This will help to soften the position of the fence which is directed by the RPAs of the trees. The species have been chosen to ensure they are low maintenance but provide a suitable softening of the fence.

The fence will be seen against the backdrop of the golf course which provides a context for a fence. It has also been chosen to be as light weight as possible to minimise its visual intrusion. Care has been taken in relation to the trees but the trees themselves offer a soft screening/backdrop for the fence.

The fence falls within the application site and will be maintained as part of the site wide management company.

Timescales:

The repositioning of the tees will minimise the potential risk of golf balls egressing into the site and more specifically the plots adjacent to the tees. For the avoidance of doubt plan LIND171208GNL.01 (Rev A) highlights the plots which have the potential to be affected, although a low risk.

The off site mitigation will take place over the Autumn 2019 to Early Spring of 2020 when the golf course activity is in low season. There may be additional off site landscaping works which take place in the next available planting season but the physical works to the tees will be undertaken prior to the occupation of the plots shown on the submitted plans.

The fence will be installed prior to the occupation of those highlighted plots which are located on this boundary.

This accords with the requirements of condition 5.

In response to the Council's request to amend the height and extent of the fence along with the addition of a fence to the NW corner of the site, the list of revised plans (as submitted on 25.10.19) is as follows;

Title	Drg No.	Rev
Soft Landscaping Proposals Sheet 1 of 3	3823-101	I
Soft Landscaping Proposals Sheet 2 of 3	3823-102	F
Soft Landscaping Proposals Sheet 3 of 3	3823-103	F
Hard Landscaping Proposals Sheet 1 of 3	3823-104	I
Hard Landscaping Proposals Sheet 2 of 3	3823-105	F
Hard Landscaping Proposals Sheet 3 of 3	3823-106	E
Public Open Space Proposals Sheet 1 of 4	3823-107	J
Public Open Space Proposals Sheet 2 of 4	3823-108	H
Public Open Space Proposals Sheet 3 of 4	3823-109	J
Public Open Space Proposals Sheet 4 of 4	3823-110	H
Golf Course Fencing Details	3823_119	A
Arboricultural Method Statement and Impact Assessment	BHA_C.2636	A
Proposed Golf Net Location	LIND171208GNL.01	A

These plans have also been submitted in respect of the discharge of condition and the S96a application relating to the approved plans as part of the Reserved Matters.

I trust the enclosed will allow the application to proceed to determination, however, please do not hesitate to contact me should you have any queries.

Yours sincerely,



Laura Humphries
Senior Planning Manager

