

12th December 2019



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



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 approved Approval of Reserved Matters (LPA reference WA/95/18/RES).

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.

Detailed discussions have also taken place with officers over the extent of the fence and the type of foundation/construction of the fence. In this latest set of revised plans, have undertaken the following revisions;

- Increased the length of fencing alongside the edge of the 1st tee, as requested by officers,
- Shown the details of the proposed foundation pads for all heights of the fence both on the fence detail plan and also on the detailed landscaping plans. Please note there are different foundation sizes for the different heights, these are provided on plan 3823_009B.
- Shown the position of the foundation pads in relation to the root protection areas in the AIA – these are all outside of the RPA of the trees and an Arb Method Statement for the works is included in the revised pack.
- Readjusted the alignment of the SWALE to ensure there is no conflict with the foundation pad and the SWALE – there is no change to the size or function of the SWALE from that already approved so this is simply a landscaping matter.
- Adjusting the SWALE has ensured that there is a reasonable level of space to maintain the fence consummate to the various other constraints in this area including the RPAs, landscaping features and ensuring a reasonable distance from the approved plots.

To assist officers, a cross section of the typical relationship of the fence to the protected trees and the SWALE has also been provided.

Overall, the scheme provides for an extensive length of fencing of varying heights, as specified by the Council, which will be professional installed and maintained as part of the management company. The position of the fence has no adverse impact on the protected trees, does not interfere with the operation of SWALE and allows for adequate access to maintain the fence.

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.

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 C) 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.

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) originally provided highlighted the plots which have the potential to be affected, although a low risk.

The off site mitigation will take place over the Winter 2019 to 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 alongside the 1st tee, the list of revised plans is as follows;

Title	Drg No.	Rev
Soft Landscaping Proposals Sheet 1 of 3	3823-101	J
Soft Landscaping Proposals Sheet 2 of 3	3823-102	G
Soft Landscaping Proposals Sheet 3 of 3	3823-103	G
Hard Landscaping Proposals Sheet 1 of 3	3823-104	J
Hard Landscaping Proposals Sheet 2 of 3	3823-105	G
Hard Landscaping Proposals Sheet 3 of 3	3823-106	G
Public Open Space Proposals Sheet 1 of 4	3823-107	K
Public Open Space Proposals Sheet 2 of 4	3823-108	I
Public Open Space Proposals Sheet 3 of 4	3823-109	K
Public Open Space Proposals Sheet 4 of 4	3823-110	J
Golf Course Fencing Details	3823_119	B
Indicative Cross Section Plan	3823_120	-
Arboricultural Method Statement and Impact Assessment	BHA_C.2636	B
Proposed Golf Net Location	LIND171208GNL.01	C

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

