



ROMAN SUMMER



ADDENDUM TO PLANNING STATEMENT

KIRKBY VALLEY GOLF CLUB & COURSE

AUGUST 2024

1.0 Purpose of this Addendum

- 1.1 This Addendum supplements and updates the 'Revised Planning Statement' that was submitted in July 2023 in support of full planning application ref: 21/00744/FUL by L32 Trading Ltd, which is promoting the following development:

LARGE SCALE DEVELOPMENT OF GOLF COURSE, INCLUDING:

THE IMPORTATION OF UP TO 475,000 CUBIC METRES OF INERT SOILS, SANDS AND AGGREGATE (TO BE GOVERNED BY CL:AIRE DOWCOP PROCEDURES / PROTOCOLS),

TO REMODEL THE EXISTING GOLF COURSE AND CREATE A NEW 9 HOLE PAR 3 GOLF COURSE ON 52 ACRES OF DISUSED LAND ADJACENT TO THE EXISTING GOLF COURSE

ERECTION OF NEW TWO STOREY CLUBHOUSE COMPRISING BAR, RESTAURANT, FUNCTION SPACE, CHANGING ROOMS AND ASSOCIATED FACILITIES,

CHANGE OF USE OF EXISTING CLUB HOUSE TO GOLF RELATED TRAINING ACADEMY WITH OVERNIGHT ACCOMMODATION FOR GOLF PROFESSIONALS, WITH EXTENSION TO BUILDING AND ALTERATIONS

NEW CENTRALLY LOCATED GREENKEEPERS COMPOUND WITH ASSOCIATED PORTAL FRAME BUILDING HOUSING WELFARE FACILITIES, OFFICE SPACE, TRAINING SPACE AND EQUIPMENT STORAGE, AND MAINTENANCE AND SECURITY FENCING

CREATION OF AN ADVENTURE GOLF COURSE AND PRACTICE PUTTING GREEN

CREATION OF A GOLF DRIVING RANGE WITH TWO STOREY BUILDING INCLUDING BAR/LOUNGE, PRO GOLF SHOP, TRAINING AND PRACTICE, LIGHTING AND NETTING

SUPPORTING WORKS INCLUDING DRAINAGE WORKS (INCLUDING IRRIGATION WATER BODIES / WETLAND FEATURES), THE ERECTION OF A FOOTBRIDGE OVER THE RIVER ALT

CREATION OF NEW ACCESS ONTO VALLEY ROAD, CAR PARK AND SITE WIDE LANDSCAPING.

- 1.2 This Addendum does not alter the details of the application, but seeks to address / clarify tree-related and external lighting queries raised by the Local Planning Authority.

2.0 Trees

2.1 The submitted landscaping plans confirm that there will a total loss of 262 trees arising from the development, broken down into the following categories:

- 5 x Category B trees
- 221 x Category C trees
- 12 x Category D trees
- 24 x Category U trees
- **Total loss = 262**

2.2 The proposal is to plant a total of 1,903 new mixed native trees as identified on the submitted Tree Planting Schedule, as below:

- 177 x 12-14 cm girth trees
- 123 x 18-20 cm girth trees
- 1,603 x tree whips and feathers

2.3 It will be noted that the above tree replacement considerably exceeds the Council's 2:1 replacement policy, equating to 7:1 replacement.

2.4 It will also be noted that the majority of replacement trees are proposed to be whips or feathered trees. This reflects good silvicultural practice in landscape terms (refer to treecouncil.org.uk), in that a whip or feathered tree will establish faster and will in turn become a larger and healthier tree, and will reach full maturity quicker than would the selection of 'standard' or 'heavy standard' specimens. Larger specimen trees will admittedly have greater immediate visual impact, but those are prone to higher failure rates than whip equivalents.

3.0 External Lighting

- 3.1 We anticipate that a condition will be attached to the planning permission that will prevent the installation of any external lighting unless and until details have been submitted to and discharged as acceptable by the LPA.
- 3.2 Here we would highlight that lighting technology is rapidly changing, such that, by the time the developer is close to purchasing and installing external lighting at the redeveloped golf club, it is likely that lighting technology will have advanced, and hence it is sensible to regulate the details by condition, to enable such advances to be picked up at that future stage.
- 3.3 Notwithstanding that, we set out below an overarching lighting strategy and broad principles.
- 3.4 There will be four principal areas for external lighting, as follows:
- Site access, car park and internal access roads
 - Adventure Golf Course
 - External exits and walkways by buildings
 - Driving range lighting

Site access, car park and internal access roads

- 3.5 It is anticipated that lighting to these areas will be designed in accordance with *The Society of Light and Lighting, Lighting Guide 6 – The Exterior Environment* (or any replacement guidance).
- 3.6 All fittings in these areas will be selected to ensure light pollution and overspill from the lit area is minimised.

- 3.7 Floodlighting to the car park areas is likely to be installed on 6 metre columns, with optics selected to minimise glare, spill and upward light.
- 3.8 The car park lighting will be operated via photocells and a time clock to dim or switch off the lighting during the night when the site is not in use. However, such details will need to reflect the security strategy / requirements.
- 3.9 Lighting will also be provided to the pedestrian bridge across the River Alt, which provides access to the first hole of the golf course. This will be low level lighting to ensure the walking route is safe during twilight hours.

Adventure Golf Course

- 3.10 It is intended that the Adventure Golf course will be used in the evenings and as such it will need to be artificially lit to a suitable standard during lower lighting conditions.
- 3.11 The lighting for the Adventure Golf course will be a mixture of low level bollard lighting, with additional floodlighting around the perimeter to provide safe, operational illumination, with accent lighting to certain features of the course. The lighting will be controllable via a photocell with a manual override switch, so that the lighting can be switched off or dimmed when the course is not operational.

External exits and walkways by buildings

- 3.12 All new and existing buildings (ie the driving range, new clubhouse, altered existing clubhouse and groundkeeper's compound) will need to be provided with an extent of lighting in the interests of safety, security, operational efficiency and emergency fittings to illuminate the exit of buildings in the case of emergencies.

- 3.13 Discrete over-door LED fittings shall be used to respect the aesthetics of the clubhouse and driving range buildings, designed to direct light down onto the pavements, reducing visual impact from afar.
- 3.14 Lighting to walkways alongside the building can be provided via wall mounted LED bulkheads to ensure light is thrown down at the path and not up into the air.

Driving Range Lighting

- 3.15 The driving range will be lit for use in periods of poor lighting and evenings, with lights turned off / dimmed when the driving range is not open for business.
- 3.16 A combination of the following lighting types are anticipated:
- ✓ Lights attached to the rear of the building facing towards the open range
 - ✓ Lights attached to the netting posts around the periphery of the driving range, pointing downwards; and
 - ✓ Ground level lights on the driving range itself
- 3.17 All lighting will be designed to be as discrete and sensitive as possible, whilst providing the necessary type and extent of lighting to render the driving range safe and operationally efficient.