



## LYTHAM GREEN DRIVE GOLF CLUB, LYTHAM

Lytham Green Drive Golf Club, Ballam Road,  
Lytham Saint Annes. FY8 4LE.

For

**BOOTH VENTURES LTD.**

CREATION OF A NEW GOLF HOLE WITH ENHANCED POND  
BY THE IMPORTATION OF DRY INERT FILL (NON-WASTE) MATERIAL TO RAISE LEVELS

## DESIGN AND ACCESS STATEMENT

FEBRUARY 2024



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## DOCUMENT CONTROL

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## 1.0 INTRODUCTION

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- 1.1 Appletons are instructed by Booth Ventures Limited to submit a planning application for the relocation of the existing golf hole No.4, to an underused area of the golf course, the new hole will include associated infrastructure such as drainage and greens. The relocation will be carried out through the importation of inert fill. The proposals will create a new golf hole facility over a length of 476yds (435m) including the enlarging of an existing pond. The scheme proposes enlarging of an existing pond, greens, bunkers and teeing off points. This will vastly improve the golf course as a whole through providing a more challenging hole and utilise an underused area of the golf course. With these improvements the golf club has the opportunity to attract new members from across Lytham St Annes, Blackpool and surrounding local areas and allow people to engage in a healthy, outdoor activity.
- 1.2 The proposal is a full application including the restoration phase with details of the layout and access arrangements.

### **Location and context**

- 1.3 The application site is approximately 5.6ha in area and is located off Saltcotes Road, Lytham FY8 4LE. It is located 1.8km north-east of Lytham centre, and 5km east of Lytham St Annes town centre. The location of the site is shown on Figure 1. To the immediate south and west of the site is the existing Lytham Green Drive golf course, which the site falls under their ownership. To the north, beyond the golf course ownership boundary is agricultural fields with hedgerows. Immediately to the east, the site borders Saltcotes Road/ B5259 with agricultural fields beyond with maintained hedgerows. Along the eastern and northern boundaries to the site is a narrow band of woodland between 15-20m wide. To the immediate south-east and west of the site is internal small woodlands that form part of the golf course and divisions between existing fairways.
- 1.4 The application site is for the relocation of golf hole No.4 to a disused area of the golf course, through creating a new hole/ facilities for the golf course, it will provide a high standard, modern golf facility and improve the course's appeal to a wider audience. Currently the site is a disused area of the golf course, it is managed as per the wider golf course with short grassland and areas of scrub to the boundaries. The site is relatively flat, with a slight fall from the south-western corner to the north-eastern corner. As the site has little to no fall, the area of grassland suffers from severe waterlogging with reeds/ rough grass. The site is currently under the same golf course maintenance regime, and should the proposed design be implemented on the existing levels/ area, without the manipulation of the levels, it would not provide sufficient challenge and intrigue for users, and there would be significant drainage issues. The new facilities have been designed following Sport England and Golf England guidance. The current

land levels and ground conditions would not meet these criteria set out by the two governing bodies. Mature trees to the boundary of the site will be largely retained where possible and protected through the construction phase. Any removed vegetation as part of the proposals, will be mitigated for in the form of new tree and scrub planting. Retention of the boundaries vegetation to the proposals will ensure the scheme remains well screened and part of the existing golf course and wider landscape.



Figure 1: Location of the proposals.

## 2.0 SITE DESCRIPTION

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- 2.1 The site currently comprises of an area of underused part of the golf course; a large portion has been historically maintained as per the rest of the golf course (close mown grassland), the remaining areas are rough grassland with small areas of scrub. To the north-west is an existing small pond with large amounts of vegetation. The northern and eastern boundaries are formed from scrub habitat with semi mature broadleaved trees and rougher grassland. To the south, the site merges with the existing golf course, with areas of longer grassland, reeds and scrub with some maturing trees. To the west, is a small woodland area which forms a buffer between the adjacent fairway and the site. This woodland has broadleaf tree species, scrub and long grassland. In the north-western corner of the site is long grassland area with an existing small pond with reed habitat. The site boundary goes beyond the existing pond and takes in part of the existing fairway/ green of the adjacent golf hole. Access to the site will be via Saltcotes Road during the construction stage via an existing metal gate, and access during operational phase will be via the golf course.
- 2.2 All vegetation within and surrounding the site has been subject to a detailed arboricultural survey carried out by Appletons, extending from the south-eastern corner near Saltcotes Road, up to north-western corner near the woodland boundary. The existing trees along the western boundary contribute to the setting of the golf course, offering interconnection for local wildlife and screening from intervening views. The strip of vegetation along the western boundary to the golf course includes a variety of species and mature trees.
- 2.3 There are no Public Rights of Way on site, the nearest is to the south of the site and golf course (ref: Public Bridleway- Lytham St Annes BW 4), approximately 320m to the south of the site. The Public Bridleway runs from Saltcotes Road to Ballam Road, following the southern boundary of the golf course. As mentioned above, the construction access to the site will be via an existing access point from Saltcotes Road, via metal palisade fencing and gate, this can accommodate the required visibility splays for the vehicles used during construction. Figure 2 shows the application site in context with the other rights of way in the area.



Figure 2: OS Map extract of the local area.

2.4 The site itself is owned by the Lytham Green Drive Golf Club, which is a high quality course with many challenging holes, however could be improved to attract a wider range of golfers, such as competitive tournaments. Without the introduction of new elements/ holes to the course, the golf club risks falling membership as golfers look for better facilities or more challenging course. Through the creation of a new hole as part of the existing course it will introduce another testing hole, allow golfers to practice skills/ shots, increase the overall length of the course which will attract higher standard of golfers.



Figure 3: Photographs of Site as existing.



## Planning Policy Issues

- 2.5 The site falls within designated Green Belt GD2 in the adopted Fylde Local Plan to 2032, adopted in 2018. Green Belt policy within the Local Plan is formed by the national level guidance contained within the National Planning Policy Framework (Revised September 2023), states that:

*Paragraph 137: ‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’*

*Paragraph 150 states that:*

*‘Certain other forms of development are also not inappropriate in the Green Belt providing they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*b) engineering operations.’*

- 2.6 Within the Fylde Local Plan adopted in 2018, by Fylde Council, the following Green Belt policy states that:

*Policy Ref. GD2: Green Belt:*

*“The Green belt within Fylde is shown on the Policies Map. Within that area national guidance for development in the Green Belt will be applied.*

*Justification:*

*8.7 Inappropriate development in the Green Belt will be resisted unless there are special circumstances which justify an exception. Paragraph 89 of the Framework sets out these special circumstances and policy ENV3, relating to the Green Infrastructure network, sets out the positive community benefits the Green Belt can provide in terms of landscape, amenity and open space.”*

- 2.7 Within the Fylde Local Plan 2018, it includes policies specific to golf course, which the application site falls under the adjacent golf course ownership. The below policy has been extracted from the local plan:

*Policy Ref. EC6: Leisure, Culture and Tourism Development*

*“The Council will plan for leisure, culture and tourism by:*

*f. Protecting tourism, cultural, heritage and leisure assets, such as golf courses and the side resort facilities, with a view to helping them to adapt to new challenges by the use of development briefs.”*

- 2.8 The land off Saltcotes Road, opposite the application site, is part of the Lytham Coastal Changes SSSI (Ref. 1006595 Natural England). This land is designated and protected

by Natural England, which required Natural England to be consulted on the proposed development.

- 2.9 The full Landscape Appraisal will be included as part of the planning application submission. Based on the above policies, the proposals on site are policy compliant.

### 3.0 SITE ANALYSIS

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- 3.1 As part of the early development of the scheme a series of analytical surveys and assessments have been carried out in accordance with best practice, all of which will be submitted as part of the application to support the proposal.

#### Transport

- 3.2 As part of the design process, a Transport Assessment with swept path analysis was prepared and submitted. The Local Planning Authority Transport Department did not offer any out of the norm recommendations as part of the pre-application response. Access detail arrangements from Saltscotes Road should be submitted as part of the Transport Statement, including visibility splays. The existing access will be altered through widening to allow two-way access for HGVs and increase the radius to improve visibility splays, which will provide greater levels of safety for all.

#### Landscape Appraisal

- 3.3 The proposed layout has been designed to take account of the site's surrounding landscape, topography and character. The site is relatively well screened from long distance views on all sides, though some views are possible in close proximity to the site, in particular in the adjacent golf course (south and west of the site) and adjacent fields to the north. The proposals have been designed to blend in with the surrounding landscape and adjacent existing golf course. The planned access will be via Saltcotes Road, using the existing access point, with a minor removal of vegetation to allow for widening of the access. The scheme will retain the majority of the boundary vegetation, with some scattered trees and scrub being removed within the application site. The retention of the boundary vegetation/ trees will provide screening to the new levels and construction work, in particular the vegetation along the northern and eastern boundaries will assist in assimilating the proposals into the surrounding landscape. A Landscape Appraisal has been supplied as part of this application. The conclusion of the statement is that while there will be a moderate impact in the construction phase, the nature of the improvements to the golf club will result in moderate to negligible adverse residual effect.

#### Ecology

- 3.4 An ecological appraisal was carried out in October 2022 of the application site, to assess the potential ecological value of the application site, an ecological desk study was undertaken, and a UK Habitat Classification (UKHab) Survey was also completed. Survey work for great crested newts (GCN) was also undertaken. A Biodiversity Net Gain (BNG) Assessment was also undertaken, and the scheme achieves a high net gain.

- 3.5 Any data in relation to species subject to persecution is detailed within a separate confidential report.

### **Designated Sites**

- 3.6 There are three statutory sites within 1km of the site boundary; Lytham Coastal Changes SSSI (scoped out as its designated for geological features), Ribble Estuary NNR and SSSI (990m south-east), Ribble & Alt Estuaries SPA and Ramsar (990m south-east). Given the proximity of the site to these designated area, it is recommended that consultation with Natural England is undertaken, in the form of a Habitats Regulations Assessment screening report, which would identify a likely significant effects on the designated sites that may occur from the development. There are a no known Biological Heritage Sites/ non-statutory sites within 500m of the site. There are several between 500m to 1km of the site boundary, however it has been deemed that there is no ecological or hydrological connectivity to the site.

### **Habitats**

- 3.7 The habitats on site include g3c5 neutral grassland, g4 modified grassland and areas of plantation woodland and scrub. The habitats have a low floristic diversity and are common and widespread throughout the local area and wider country. Collectively the habitats associated with the site are considered to be of 'site' value only.

### **Protected Species**

#### **Badger**

- 3.8 No evidence of badger has been recorded within the site and the surrounding area and badger are considered to be absent from the local area. There are no issues in relation to badgers. There are no requirements for further surveys.

#### **Bats**

- 3.9 The Preliminary Ecological Appraisal undertaken in June 2022 concluded that there are no suitable roosting features present on site. Overall, the habitat associated with the site is considered to be of low value to bats, with opportunities for small numebtrs of bats to use the site only.

There are no requirements for further surveys. It is recommended that provisions in the form of bat boxes are erected with retained vegetation (e.g. plantation woodland areas and/ or woodland areas within the golf course). These enhancemetrn measures would contribute to achieving and overall biodiversity net gain. In all cases illumination of peripheral boundary areas should be avoided, particularly in proximity to sensitive bat habitats (e.g. plantation woodland strip along eastern site boundary and immediately north of the site). Where lighting is required, this must be low level, low intensity and directed downwards away from boundaries. The following principles will apply;

- Where and if lighting is required, this will be directed internally within the site avoiding spillage towards boundary habitats.

- The use of low powered sodium lights or similar will be used and these will be fitted with cowls/ covers that prevent lateral light spillage towards boundary habitats.
- Wherever possible and only if required low level (1-1.5m high) bollard lighting will be used.
- If required lights will be fitted with timer controls that minimise the duration of lighting.
- Lighting requirements will follow guidance provided by the Bat Conservation Trust; <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

### **Birds**

- 3.10 There are some localised nesting opportunities within the woodland and scrub. The site is primarily an open grassland field which is subject to frequent cutting which may offer potential for ground nesting bird species. There are no requirements for further survey. Any potential effects in relation to qualifying bird species of the nearby statutory designated sites would be addressed within the HRA. It is recommended that provisions in the form of nest boxes are erected within retained vegetation (e.g. plantation woodland areas and/or woodland areas within the golf course). These enhancement measures would contribute to achieving an overall biodiversity net gain.

### **Great Crested Newts**

- 3.11 Great crested newts are comprehensively protected under European legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). The eDNA results conclude that GCN are absent from all ponds within 250m of the site and therefore considered to be absent from the site and locally. Therefore, no requirements for further survey.
- 3.12 The full Preliminary Ecological Appraisal will be included as part of the planning application submission.

### **Net Gain**

- 3.13 A Biodiversity Net Gain Assessment has been undertaken, with habitat condition assessments completed in January 2024. The BNG Assessment includes habitat creation and enhancement proposals. The scheme achieves an overall net gain of 105.1% in area habitats (grasslands and scrub) and 25.52% in hedgerow habitats.

### Arboriculture

- 3.14 A tree survey has been carried out by Appletons to assess the trees on and adjacent to the application site to the British Standard *BS 5837: Trees in relation to design, demolition and construction- Recommendations*. The survey assessed the trees for their physical, aesthetic and structural condition as individual specimens and within a

landscape context. A full Tree Survey report will be submitted as part of the planning application.

### Drainage

3.15 A Flood Risk Assessment has been produced by Pell Frischmann dated 29<sup>th</sup> June 2023, and forms one of the planning application documents.

3.16 In summary, the application site falls within Flood Zone 3, meaning the land having a 1 in 100 or greater annual probability of river flooding; or land having 1 in 200 or greater annual probability of sea flooding. The Environment Agency mapping indicated that the site does suffer from surface water flooding.

3.17 Below is an extract from the Flood Risk Assessment conclusions:

- *The site is situated within Flood Zone 3;*
- *The site is at high risk from tidal flooding;*
- *The site is currently defended from tidal flooding;*
- *The site is at low risk from fluvial flooding based on modelled water levels;*
- *The site is at low to high risk of surface water flooding;*
- *The development is classed as 'water compatible' development under the NPPF guidance. A Sequential Test has been passed and an Exception Test is not required;*
- *Following consultation with the EA, flood plain storage compensation is not required;*
- *The nature of the proposed works means that the proposed development will not increase the impermeable area and therefore no increase in runoff is expected; and*
- *The development replaces green spaces with green spaces and therefore the runoff is limited to naturally limited greenfield runoff, therefore no betterment is required.*

*In summary it is believed that the site can be developed as proposed.*

3.18 The full Flood Risk Assessment will be included as part of the planning application submission.

### Geo-environmental Site Assessment

3.19 A Geo-environmental Site Assessment, has been produced by E3P dated November 2023, and forms one of the planning application documents.

3.20 It is understood by E3P that Booth Ventures intends to raise levels utilising clean inert materials (non-waste material), with no excavations or foundations required as part of

the development. Therefore, it is unlikely remediation is required across the site, in regarding to human health.

The Initial Conceptual Site Model has not identified any potentially significant on-site sources of mobile contamination, as such the site is deemed to pose no unacceptable level of risk to controlled waters.

In the absence of any proposed permanent structures there is not considered to be any sensitive receptors and therefore no residual risk, regarding ground gas.

The site is likely underlain by low permeability cohesive deposits, in terms of geology. When considering civil and structural, consideration for surface water management will be required due to the likely shallow groundwater and underlying cohesive deposits. A Surface Water Management Plan and Construction Management Plan will be required to ensure minimal disturbance to the surrounding area and existing infrastructure.

The proposed development includes the raising of levels utilising clean inert material, with no structures or buildings proposed. No foundations are required for the development.

- 3.21 The full Geo-environmental Site Assessment will be included as part of the planning application submission.

#### Air Quality Assessment & Dust and Emissions Management Plan

- 3.22 An Air Quality Assessment and Dust and Emissions Management Plan was produced by Miller Goodall dated 8<sup>th</sup> November 2023 and forms one of the planning application documents.

- 3.23 Concentrations of NO<sub>2</sub> and PM<sub>10</sub> are likely to be below their respective short-term objectives at the proposed development site which is therefore considered suitable for its intended use with regards to air quality. Concentrations of PM<sub>2.5</sub> are expected to be below the annual mean target.

- 3.24 The proposed development is not expected to have a significant impact on local air quality. There is, therefore, no reason for this application to be refused on the grounds of air quality.

#### Heritage Assessment

- 3.29 A desk based mapping study has been undertaken to check for any known heritage assets on or adjacent to the site. The assessment concludes that based on historical mapping and online databases, there will be no harm to the significance of designated heritage assets and non-designated assets within the vicinity of the Site through changes within their setting.

### Design development

- 3.34 The initial scheme was prepared by Gaunt Golf Design with the client, with input from the Lytham Green Drive Golf Club and in accordance with Sport England and Golf England guidance. The design has been created to provide the best facilities for the golf club and its members.



## 4.0 DESIGN PROPOSALS

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- 4.1 The proposals include the following elements:
- A 435m (476yds) long course;
  - Golfing green;
  - Various tee-ing off points;
  - Bunkers;
  - Drainage infrastructure;
  - Enhanced/ enlarged existing pond.
- 4.2 The proposed level changes of the existing land will be met by the import of clean, inert and naturally occurring materials in accordance with the CL:AIRE DoW CoP. The site is relatively flat, with a slight fall from the south-western corner towards the northern boundary. As the site is free from steep gradients, it means large portion of the site suffers from waterlogging issues and would not provide sufficient challenge for golf club members and visitors. Altering the levels will provide a high quality facility and improve the course's appeal to visitors. Through the creation of a new part of the course, this will attract new members/ visitors to the course and help to secure the golf clubs long term viability. The imported material will be dry inert material (no waste) from the construction industry, which is exempt from Waste Disposal Licencing. The total fill material necessary to complete the works is 188,000m<sup>3</sup>. It is anticipated that the proposed timescale for importation will be 20-24 months from commencement of operations.
- 4.3 During the design process, the local authority were consulted and a Pre-application and EIA Screening Opinion were submitted. Part of the submission included the initial design proposal and brief outline from various disciplines such as transport, ecology, landscape and visual impact, flood risk, drainage, archaeology, noise and air quality. The Screening Opinion concluded that an EIA was not required for this scheme. Pre-application advice was given by the local authority and has been followed, such as including detailed access arrangements to Saltcotes Road as part of the construction phase, a Flood Risk Assessment and a shortened Landscape Appraisal should be submitted as part of the application.
- 4.4 To improve the surrounding habitat for local wildlife and provide mitigation for the removal of some scattered existing trees and scrub, a detailed native tree/ shrub planting scheme will be included. The new tree planting will be with fast growing, native species, to provide additional screening to the adjacent road. This will also contribute toward Biodiversity Net Gain for the scheme.

- 4.5 Through the creation of the new golf hole, it will secure help secure the land and golf course itself, from both a landscape amenity for the local area point of view and from other possible future land uses, such as housing. As a landscape amenity facility, the golf course offers golfers of all abilities with various disabilities a chance to enjoy a sport which is vital to their physical and mental health routine. The proposals have been created in consultation with the golf club members, with proposed levels agreed suitable for all members, including slopes and undulations.
- 4.6 The golf club is a local business which employs local people in the area, however, as with many golf courses, it lacks investment in its facilities with falling membership numbers and visitors. In order to meet investment needs of the golf club, new members are required and to gain additional members, better and new facilities are required. Additional membership provides much needed capital to help maintain, alter and upgrade its facilities it has to offer members. Without these upgrades, the golf club cannot attract additional new members and continue into the future. Should the golf club continue to improve with greater number of visitors, it may create the opportunity for local job creation.
- 4.7 Booth Ventures have carried out many similar schemes to the proposals at Lytham Green Drive Golf Course. These have been approved by local authorities and implemented:
- Manchester Golf Club in Rochdale.
  - Vicars Cross Golf Club in Chester.
  - Low Laithes Golf Club in Wakefield.
  - Headingley Golf Club in Leeds.
  - Selby Golf Club in Selby.

## 5.0 LAYOUT, APPEARANCE, MATERIALS AND MANAGEMENT

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### Layout

- 5.1 The layout of the proposals has been designs to make the best use of available land, while keeping key features such as tree belts and boundary vegetation, whilst also utilising the proposed topography to assist with the new drainage scheme. Lytham Green Drive Golf Club members and other interested parties have been consulted along, with input from consultants mentioned in this statement. All have come together to prepare proposals offering the best quality of facilities possible.

### Appearance

- 5.2 The proposals have been designed to assimilate with the wider golf course and surrounding landscape. The retention of trees to the boundaries of the infill areas where possible, will give the proposal a natural appearance and ensure views are in keeping with the surrounding area. The raised ground levels proposed are well below that of the man made mound (likely historical landfill) to the east of the site.

### Materials

- 5.3 The following finished materials are proposed in the development:
- High quality grass surfacing;
  - Tees – artificial turf tee boxes;
  - Bunkers – fine sand;
  - Trees, scrub and grassland planting – native species.

### Management

- 5.4 The Lytham Green Drive Golf Club will manage the maintenance of the proposals and integrate into their current management regime of the wider golf course. Any recommendations made by specialist consultants will be taken on board.

## 6.0 ACCESS AND SUSTAINABILITY

- 6.1 The existing access point will be altered for the construction phase, following construction it will be used for maintenance access during the operational phase of development. The access is via a green metal palisade fencing and gate with a height restriction barrier (see Figure 5) at the eastern edge of the site. The access surfacing will be retained and widened to allow HGVs to turn into the access easily. All roadside and internal pathways would be designed to ensure safe and convenient use by construction staff and avoid golf course users who wish to access the adjacent course.



*Figure 5: View of access point from Saltcotes Road.*

- 6.2 The proposed development will incorporate good linkages to the existing golf course and infrastructure surrounding the site, such as internal footpaths for golfers and maintenance access. This will integrate the proposal into the surrounding course and landscape.
- 6.3 The golf club is considered to be accessible on foot from the immediate local area, with a public right of way crossing the southern boundary of the golf course from Saltcotes, and properties in and around the club house itself. Currently the site is reasonably served by public transport, with bus stops on Ballam Road (725m to the south-west of the site entrance) and Mythop Road (695m to the south-east of the site entrance), approximately 9 minutes walk to the golf club. Then golfers will access the site via walking around the course, as they do for the rest of the course. The existing car park for Lytham Green Drive Golf Club is approximately 700m away from the site boundary, across the golf course.
- 6.4 The direct vehicular access to the site for the construction and operational (maintenance only) phase, takes the form of an altered existing access from Saltcotes

Road, constructed from crushed aggregate. The widened access point will offer improve visibility splays and safety for drivers. Where the new surfacing access road meets Saltcotes Road, there will be new kerb lines for the widening and a short section of the road vegetation will be removed to accommodate the junction and allow better visibility.

- 6.6 A Screening Opinion decision notice (ref. SCR/2023/0008) was issued on the 28<sup>th</sup> of June 2023 as part of a Pre-Application process, which concluded that an Environmental Impact Assessment was not required as part of the application. Following the submission of the Screening Opinion letter, Lancashire County Council provided comments from various officers such as Highways Engineers, Heritage Officer and Landscape Officer. All comments were both addressed and additional information produced, this information will form part of the planning application.

#### Highways Consultants

- 6.7 SCP was commissioned to prepare a Transport Statement, which will be submitted as part of the planning application. Key points have been extracted and shown below.
- 6.8 The site access is designed to accord with good practice.
- 6.9 Access for the HGV / construction traffic will be provided via the existing access along Saltcotes Road which will be widened to 6.0m. The access has been designed to accommodate the movements of two HGV tipper type vehicles, based on the vehicle tracking without crossing over into opposing lanes, with appropriate carriageway width (6m) and radii / tapers provided.
- 6.10 The number of peak hour trips that will be generated by the infill activities will be 12 two-way (arrivals and departures combined) in each peak hour. Volumetrically, this equates to an average increase in the peak hours of approximately one additional vehicle every 5 minutes, the impact of which will not be material, particularly when distributed on the network.
- 6.11 On this basis and given that the impact of the development is of a temporary nature for only 48 weeks, the traffic impacts of the development during the construction phase are considered acceptable and no further detailed assessments are required.
- 6.12 From a traffic and transportation perspective there are no reasons why the development proposals should not be granted planning approval.

## 7.0 HERITAGE

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- 7.1 A desktop study of the site has been undertaken. Based on data from Magic Maps and Historic England, the site itself has no listed buildings, scheduled monuments or heritage designations. The site has been used as a golf club and founded in 1913. The course has been honoured to be an Open qualifying course in 1974, 1979 and 1988. Prior to the golf course being constructed the site has been utilised for agriculture only.
- 7.2 The nearest listed building is the Grade II listed main lodges and entrance gates to Lytham Hall and boundary wall attached (Ref.1196375), located south-west from the site at a distance of 1.26km from the site boundary. To the west of the site is Lytham Hall (Grade II) and grounds are a Registered Parks & Gardens (Ref.1000949 approximately 800m from boundary to boundary).
- 7.3 There are no locally designated heritage assets within the site boundary, however the closest conservation area designated by the local authority is 1.2km from the site boundary (south-west); Lytham (Town Centre) designated in June 1998.
- 7.4 All listed buildings/ areas (statutory and locally) in the area are at such distance and/ or location that means there would be no impact on them by the proposals. In terms of excavation on site, 300mm of topsoil will be stripped on site, stockpiled and respread upon completion of the fill. As the scheme does not require significant excavation of existing ground levels, there would likely be minimal impact to any unknown below ground heritage assets on site.

## 8.0 CONCLUSION

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- 8.1 The proposed new golf hole as part of the existing golf course, provides an opportunity to deliver a high quality golfing facility in the area for the golf club members, visitors looking to learn and the local community. The proposed areas will allow people to use these facilities and gain a vastly improved user experience.
- 8.2 The supplied information demonstrates that the scheme can be delivered and will be in keeping with the adjacent golf course and wider area. The proposed area will merge and become part of the existing golf course. The site is considered to be in a suitable location and is well screened by existing mature vegetation along the northern and eastern boundaries, with additional proposed planting. The raising of levels has taken into consideration the surrounding landscape character and is below nearby highpoints.
- 8.3 The layout provides a 435m (476yds) golf hole, new teeing off points, bunkers, greens with landscaping and enlarged existing pond.
- 8.4 The proposals are fully compliant with both National and Local Plan Green Belt policies.
- 8.5 The proposed development will not adversely impact on any priority habitats or protected species with mitigation and enhancement proposed to protect the biodiversity of the area in line with legislation and policy.
- 8.6 The finished appearance of the golf hole, and surroundings is considered to be appropriate for the area and will assimilate well with the adjacent land uses.

end.

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