

- a) **DOV/20/00952 – Construction of an adventure golf course; erection of entrance kiosk; 1.5-metre perimeter fencing and 1.73-metre fencing and gate - Putting Green, The Promenade, Walmer**

Reason for report – Number of contrary views (13 + Walmer Parish Council)

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010)(CS)

CP1 – Settlement Hierarchy

DM1 – Settlement Boundaries

DM13 – Parking Provision

DM25 – Open Spaces

National Planning Policy Framework (NPPF) (2019)

Paragraph 2 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 identifies the three overarching objectives of the planning system in relation to the aim of achieving sustainable development: an economic, social, and environmental objective.

Paragraph 11 states that decision making should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up to date development plan or where there are no relevant development plan policies or the policies are out of date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole.

Paragraph 80 states that decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 85 states that decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation including the retention and enhancement of existing markets and, where appropriate, re-introduce or create new ones, amongst other considerations.

Paragraph 92 states that, to provide the social, recreational and cultural facilities and services the community needs, decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and landscaping, are sympathetic to local character and history and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Paragraph 189 states the local planning authority, in determining applications, should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit,

charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### National Planning Practice Guidance

#### Planning (Listed Building and Conservation Area) Act 1990

Section 72(1)

#### National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context.

C2 - Value heritage, local history, and culture.

I1 - Respond to existing local character and identity.

I2 - Well-designed, high quality and attractive places and buildings.

I3 - Create character and identity.

B3 – Destinations.

M1 - A connected network of routes for all modes of transport.

M2 – Active travel.

P1 - A connected network of routes for all modes of transport.

P2 - Provide well-designed spaces that are safe.

P3 - Make sure public spaces support social interaction.

U3 – Socially inclusive.

L1 - Well-managed and maintained.

#### Draft Local Plan

The Council has commenced the public consultation of the new draft Dover District Local Plan. This is the start of a process for developing a new local plan for the district, replacing in due course, the Core Strategy and Land Allocations Local Plan. As the draft plan has been approved for public consultation, it is a material planning consideration for the determination of planning applications, although importantly it will have little weight at this stage. As the plan progresses, it will be possible to afford greater weight to policies or otherwise, commensurate with the degree of support/objection raised in relation to them during the consultation process. A final version of the Plan will be submitted to the Planning Inspectorate for examination to determine if the Plan can progress to adoption and, if so, the degree to which final modifications will/will not be required. For the purposes of this report, it's considered that relevant policies in the draft Plan have some, albeit limited, weight at this stage but could affect the assessment and recommendation herein including (where appropriate) the framing of conditions or reasons for refusal. It is considered the most relevant policies within this consultation document are: Strategic Policies 8 (Economic Growth) and 15 (Place Making) and Development Management Policies 24 (Tourism), 33 (Protection of Open Spaces), 36 (Achieving High Quality Design), 38 (Biodiversity Net Gain) and 45 (Conservation Areas).

#### Walmer Design Statement

d) **Relevant Planning History**

There is no relevant planning history for this site.

e) **Consultee and Third-Party Responses**

Representations can be found in full in the online planning file. A summary from both consultation periods has been provided below:

Walmer Parish Council – Object to the proposal for the following reasons:

1. Members all agreed that the proposed fencing was inadequate; there is no inclusion of any parking facilities for customers visiting the site
2. Members also agreed that the lack of parking facilities was a concern.
3. Members agreed that the proposal is garish and unsympathetic within Walmer Seafront Conservation Area.
4. Members also objected to the proposed fence particularly the proposed materials.
5. That the proposed application does not appear to be sustainable.

KCC Highways – No objections to the works in either response. The second response, following discussions with the agent regarding off-street construction vehicle and delivery parking provision, requested a number of conditions be added, including a pre-commencement condition for a Construction Management Plan, of which the applicant is aware and would be agreeable to its imposition (following any necessary formal agreement to the pre-commencement condition).

KCC Public Rights of Way – No comments.

KCC Archaeology – No measures required in this instance.

DDC Inward Investment – Supports application (see full letter in the planning file). Dover District Council is fully committed to growing the economy within Deal, Dover, Sandwich and the environs (Dover District Council's Corporate Plan 2020-2024, Objective 1: Regeneration - Tourism & Inward Investment), and this Adventure Golf Course investment is a prime example of new potential to deliver new jobs, experiences, opportunities and economic benefit for the entire district.

DDC Leisure – Fully support application. The location will complement existing seaside leisure facilities such as Walmer Paddling Pool and is likely to attract family members of all ages; encouraging people to lead healthier lifestyles, be active outdoor that will benefit physical and mental well-being. Open Golf is returning to the district and this type of facility will also help to promote grass root golf offering a taste of the sport at a recreational level. The design is in keeping with local historical features and provides a good variety of challenge & fun for the user. Given the location is beside the sea, it is recommended that specified materials and products are treated for exposure to coastal environment. It is recommended the cycle racks are located a little further away from the entrance point, to avoid congestion with people traffic flow in and out of the facility during busy seasons.

DDC Parks and Open Spaces – No objection with respect to open space - Whilst the site location is within the Walmer Green and promenade area of accessible open space and therefore subject to Core Strategy Policy DM25 protecting the loss of open space, it is considered this development would be ancillary to the enjoyment of the open space and therefore no conflict.

DDC Heritage – DDC Heritage was consulted and whilst not raising objections to the proposal, did seek further detailed drawings relating to the height of the proposed installations, fences, etc. as well as querying the roof form for the kiosk. The details requested have been submitted and form part of this application. Please see Sections 2.3 – 2.8 below for further details.

Designing Out Crime – No objections but wish the following points to be taken into consideration for integration within the proposal:

1. Physical kiosk Security.
2. Perimeter fencing height and type to provide security.
3. Water feature.
4. A lighting plan should be approved by a professional lighting engineer e.g. a Member of the ILP or the SLL to help provide security and avoid light pollution. CCTV would also be useful.
5. Access Control and Alarms.
6. If approved, site security is required for the construction phase. There is a duty for the principle contractor “to take reasonable steps to prevent access by unauthorised persons to the construction site” under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Public Representations:

**14 members of the public have objected to the proposals** and the material considerations are summarised below. Matters such as impact on an individuals’ property value, financial intentions of the applicant etc. are non-material considerations and are not included below.

- The proposal would harm the conservation area
- Materials and detailing not sympathetic to the area
- The proposed kiosk is too large and would block views to the seafront and northwards towards the castle
- The scale of the development is inappropriate using garish and vulgar colours
- Contrary to the Walmer Design Statement
- Would benefit from a full design review
- Does not reflect the character of Walmer
- Would lead to an increase in crime and vandalism
- The proposed fencing is inappropriate to the area and would be visible above the existing hedges
- Would form a ‘pinch point’ between proposed kiosk and existing buildings on the east side of the Promenade
- Night lighting could result in light pollution and impact wildlife
- No additional parking provision proposed
- Local parking pressure already very high
- Existing maintenance issues with bins and public toilets which would worsen as a result of the proposal
- Would result in a loss of green space
- Solid fence proposed ugly
- Public benefits would not outweigh harm to the conservation area
- Ongoing maintenance could be an issue like on the other site near Manston, impacting the character and appearance of the area.

**24 members of the public support the proposals** and the material considerations are summarised below.

- Deal, as a tourist destination, needs more things to do when here
- Adventure golf just the thing to attract families to stay in Deal/Walmer longer
- Bring excellent amenity to underused prime seaside land
- Bring additional trade to local businesses
- Support tourism and local economy
- Area needs more family-friendly activities
- Good location beside paddling pool
- Can only be a good thing for the area
- Deal/Walmer are popular but lacks some facilities such as this
- Learning experience for the history of the area

f) **1. The Site and the Proposal**

- 1.1 The application site relates to an enclosed 0.29-hectare area of grassed land located to the immediate south of the Walmer Paddling Pool, the west of The Promenade, the east of The Strand and north of Walmer Green. The land is enclosed to the east, west and south by a low brick boundary wall, a timber fence to the north (between Putting Green and the paddling pool) and there is a 1.5m high hedge to the east, west and south boundaries. There is pedestrian access to the site from The Promenade to the east. The land in question was historically (last) used as a putting green.
- 1.2 The site is within the Walmer Seafront Conservation Area and in an area of Protected Green Space. There is existing development to the north (the paddling pool and public toilets), beach huts to the northeast, and a terrace of mixed-use buildings on the western side of The Strand. The application site steps around an existing seating kiosk adjacent to the southeast corner of the site. There are no buildings to the immediate east of the site. There is an existing shed on the site which would be removed as part of this application.
- 1.3 There are a number of dwellings in close proximity to the application site. The majority are located to the west of the application site on the opposite side of The Strand; several are within 20m of the site boundary. The nearest dwelling to the north (75m away) is No.22 Marine Road, beyond the paddling pool/public toilet block and the GP surgery at the corner of Marine Road and The Strand. There are no dwellings immediately to the east or the south of the site.
- 1.4 The application seeks to install an adventure golf course within the site. It would be formed of 18-holes; each obstacle representing a historical site or remains within Dover District, including Dover Castle, Richborough Fort and other Roman remains, and the history of fishing in the area. The majority of the obstacle installations would be under 2.0m in height with only the 'Wreck of Roman Galley' being above 3m in height (to the top of the mast).
- 1.5 The application site would be enclosed with 1.73m high 'Eclipse' fencing, set into the site behind the existing brick boundary walls and hedging (which would both be retained). The boundary between the application site and the paddling pool, and between the entry kiosk area and the main adventure golf course, would be enclosed with 'roman-style' palisade fences. The main entrance to the golf course would be a Roman arched portal (approximately 2.5m in height) whilst an

'Eclipse' gate would serve as the main entrance to the site facing The Promenade at the north-eastern corner of the site.

- 1.6 The proposal also includes a new kiosk building which would measure 12m by 5m with an overall ridge height of 3.0m. It would be designed to appear similar to 3no. beach huts joined together to form one larger building with 3no. hipped roofs covered in mineral felt. It would be timber-framed and clad in white-painted timber to match the nearby beach huts. There would be a largely blank wall facing The Promenade (behind the retained hedges, brick boundary wall and proposed fences) with the main elevations facing north and towards the golf course itself.
- 1.7 The proposed adventure golf course would have opening hours of 0800 hours to 2000 hours daily throughout the year. It was clearly noted that these were the maximum hours and the site would unlikely be open these hours during the winter months. No external lighting, flood lighting or external sound systems are proposed.

## **2. Main Issues**

- 2.1 The main issues for consideration are:
  - The principle of the development
  - Impact on the Character and Appearance of the Conservation Area and Visual amenity of the Street Scene
  - Tourism, Leisure Facilities and Loss of Open Space
  - The impact on residential amenity
  - Construction Parking and access

### **Assessment**

#### **Principle of Development**

- 2.2 The site lies within the settlement confines identified in Policy DM1 and accords with the locational objectives of the NPPF. It is therefore considered that the principle of an adventure golf course is acceptable in this location, subject to site specific considerations.

#### **Impact on the Character and Appearance of the Conservation Area and Visual Amenity of the Street Scene**

- 2.3 The site and all of its surroundings are within the Walmer Seafront Conservation area. As such, the character of the conservation area and the visual amenity of the street scene are closely linked, albeit based on differing considerations. DDC Heritage were consulted and further detailed drawings were submitted in line with DDC Heritage's requests. The main issue raised by DDC Heritage not addressed in the revised drawings is the roof pitch of the proposed kiosk which was considered out of keeping with similar structures along The Promenade.
- 2.4 The application site is currently screened with a 1.5m high hedgerow around the boundary, set behind a 1m high brick boundary wall. DDC Heritage requested that this hedgerow (along with the existing brick boundary wall) be retained. This would still allow for a number of the installations (at least 6no. and the tops of the proposed palisade fences and the Roman portal), as well as the 'Eclipse' fencing, to be visible above the hedgerow. This would be likely to result in some level of harm to the character and appearance of the conservation area and the street

scene through the introduction of materials and design forms which are currently alien to this part of Walmer. The design and materials of the proposed kiosk largely reflects the existing beach huts and other commercial developments on the east side of The Promenade and would continue the seaside character of this part of Walmer. It would also provide some additional level of screening into the site from the east. Whilst DDC Heritage requested that the pitch of the roof be altered to more closely reflect those of the existing structures along The Promenade, it was considered that this was not necessary and could result in other planning related concerns such as massing and sense of enclosure to users of The Promenade. It was not considered to be of such different character to the existing buildings along The Promenade to result in actual harm to the character and appearance of the conservation area albeit it would be bulkier than existing buildings. It would be seen in the context of the existing buildings as well as the toilet block adjacent to the paddling pool, further reducing its visual bulk. It is considered that a condition securing that the kiosk is painted white to reflect the other 'seaside' buildings would be appropriate in this instance.

- 2.5 Having spoken with DDC Property Services, who currently maintain the hedgerow, once the lease for the land is taken up, the applicants will be responsible for the maintenance of this hedgerow. There was no specific reason the hedge has been maintained at 1.5m in height and DDC Property Services confirmed that they would have no issue with the height of the hedgerow being maintained at 1.8m to 2.0m by the applicant. As such, if maintained even at the lower height of 1.8m, this would screen the vast majority of the proposed 'Eclipse' fence and any of the installations lower than 1.8m. At a height of 2.0m, the hedge would largely screen the installations; obscuring up to 2.4m of height at 20m from the boundary (based on Officer measurements).
- 2.6 However, even with the mitigation of a higher hedgerow, 2no. installations would remain visible as would the proposed 'roman portal' entrance to the adventure golf course as well as the proposed kiosk, especially from the east. The elements under 2.5m in total height would unlikely be visible from the western side of The Strand (apart from the mast of the roman ship wreck at a height of 3.5m and possibly the ridge of the kiosk at a height of 3.0m), however, they would be visible in views from Walmer Green and The Promenade. Given this, it is concluded that the existing hedge should be allowed to grow to 2.0m and maintained at this height. This can be secured by condition and has been agreed with the applicant. There would be some views (the portal and the fence posts of the easternmost section of the 'roman palisade' and the roof of the kiosk) in views from the north along Marine Road. It is not considered that the application site is within the setting of Deal Castle (albeit Scheduled Monuments do not have protections to their settings in legislation). Given the overall size of the proposed development, it is considered that the visual impact on the surrounding area could be vastly reduced. It is also considered necessary to ensure the site is well-maintained and as this will be the responsibility of the applicant, a condition securing a maintenance plan and schedule is considered reasonable given the sensitive location of the development.
- 2.7 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, 'In the exercise, with respect to any building or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' You need to demonstrate that you've had regard to the duties under this part of the act. As outlined above in Section 2.6, whilst some level of harm to the character and appearance of the



conservation has been identified, a large part of this could be mitigated by allowing the existing hedges to grow and be maintained at a height of 2.0m minimum. Any residual harm is considered to be on the lower end of 'less than substantial' harm as it would only impact a small section of a much larger conservation area and be visible in more limited public views, within a grouping of 'recreational activities' (beach huts, paddling pool, bike hire building, etc). It is considered there would be no harm to the existing 'seaside' grouping (immediate surroundings within the conservation area) through the introduction of the proposed development. However, in accordance with paragraph 196, where less than substantial harm to a heritage asset is concluded, an overriding public benefit must be identified.

- 2.8 The formation of a new tourist attraction typical of seaside towns, near both the paddling pool and Deal Castle, as well as within easy walking distance of the shops on both The Strand and in the High Street in Deal, could see additional benefits to local businesses. This site has been underutilised over the years and the proposal would bring this site into a more open, accessible use which would be of a social benefit to both local residents and tourist alike. The proposal would result in the creation of 3no. full-time jobs and 2no. part-time jobs at the site. Whilst it is unlikely these jobs would be completely full-time throughout the year it is accepted that the proposal would result in some level of job creation. With the use of historical sites and features of the Dover District, alongside 4no. storey boards which explain the history of each of the installations for all 18-holes, it would highlight sites of local interest. It is therefore considered that there would be some public benefit to the proposal and a benefit sufficient to outweigh the residual harm (not mitigated by the increased hedge height) to the character and appearance of the conservation area and to the visual amenity of the street scene. The proposal would accord with paragraphs 127, 195 and 196 of the NPPF and I consider that regard has been had to the duties under the Planning (Listed Building and Conservation Areas) Act (1990) in this instance. It is noted that reference has been made to the Walmer Design Statement in some third-party representations. This document was produced prior to the current Core Strategy and the NPPF as well as the National Design Guide and was focused mainly on housing developments. As such, the Walmer Design Statement is not directly relevant to this type of development.

#### Tourism, Leisure Facilities and Loss of Open Space

- 2.9 As mentioned in Section 2.8 above, the proposal could have a positive impact on tourism within Deal/Walmer and the wider area. Through the story boards, wider tourism could be encouraged to other sites, spreading tourism income further than the immediate locality which is to be encouraged. Whilst privately owned and operated, the site would also constitute an addition to the local leisure facility provision. As noted previously, the current site is underused as an informal putting green and could be put to a better, more accessible use with benefits to the wider community.
- 2.10 However, the current putting green is within the Protected Open Space of Walmer Green. Policy DM25 of the CS would seek to discourage development which would result in a loss of open space. The putting green is enclosed by the low boundary wall and hedging and is accessed through a gate from The Promenade and as such appears visually distinctive from the 'wider' Walmer Green. The development would be ancillary to the enjoyment of the open space and as such, is not considered to be in conflict with Policy DM25 of the CS. As noted in Section 2.7 above, the adventure golf course would also form part of an

existing grouping of recreational activities, keeping development of the open spaces contained to a particular area/end of the green. This proposal is supported by DDC Parks and Open Spaces, DDC Leisure and DDC Inward Investment and their specific comments can be seen online in the case documentation.

#### Impact on Residential Amenity

- 2.11 As noted above in Section 1.7, there is no external lighting or amplified sound proposed as part of this development. As such, the potential for light pollution and noise nuisance would be significantly reduced. DDC Environmental Protection were consulted and did not raise any objections to either the hours of use of the potential noise which could arise through the general use of the site as proposed. The main source of noise would be from the public use of the site. Conditions can secure against the installation of any external lighting and against amplified sound should approval be granted. It is noted that the application site forms part of the wider Walmer Green which is open to the public throughout the year and that there are street lights along both The Strand and The Promenade which would remain. The proposed opening hours are 0800 hours to 2000 hours daily throughout the year, although it is unlikely given the lack of external lighting, that these hours would be fully used throughout the year. The hours proposed are considered reasonable and would be unlikely to result in harm to existing residential amenities, arising from noise/disturbance. The hours can be secured by condition.
- 2.12 The nearest residential properties, those on the west side of The Strand, are 20m away from the boundary of the application site, and even further away from the closest of the holes. Given this, it is unlikely the proposed development would result in any loss of privacy, light or outlook or result in any overlooking or interlooking between the sites. It is noted that the nearest residential dwellings front The Strand and as such, have significant pedestrian and vehicle traffic much closer to these dwellings. The proposed development would be unlikely to worsen existing residential amenities and certainly not to any extent that would justify the refusal of the application. It is considered that the proposal would be acceptable in terms of its impact on existing residential amenity and would comply with paragraph 127(f) of the NPPF.

#### Impact on Parking and Highways

- 2.13 There is no vehicle access to the site, nor does it propose to include the provision of additional vehicle parking facilities. Policy DM13 of the CS does allow for the nil provision of parking on new developments where the development is located in the urban centre and there is adequate parking elsewhere. Whilst concerns have been raised by local residents that the pressure for on-street parking is already unacceptably high, the development needs to be seen in the wider context of the range of activities/attractions available along the Deal/Walmer seafront. It would be highly likely for instance that anyone using the facility would also be visiting the area to enjoy other aspects of the seafront.
- 2.14 It's also important to mention that the application site is within easy walking distance of the town centre of Deal, the various tourist accommodations in both Walmer and Deal and from other sites of interest. As such, it is likely a level of 'active travel' will be used to avoid local parking concerns and associated costs. The site, being adjacent to The Strand, is also on a regular bus route, and a cycle

path links the site to Deal and Kingsdown. In other words, travel to the site can be easily secured by means other than the car. No objections are raised to the proposal by KCC Highways and the nil provision of parking on the application site is considered to be acceptable and in accordance with Policy DM13 of the CS. The proposal is also considered to accord with Policies M1, M2 and P1 of the National Design Guide.

- 2.15 However, given the limited vehicle access to this site, KCC Highways did raise concerns with regard to construction vehicles and deliveries. Marine Road is narrow with on-street parking along the length of the east and south sides of the road. As such, provision for the parking of construction vehicles and the loading and unloading of delivery vehicles during construction requires off-street provision. DDC Property Services have agreed to allow the applicant to use a section of land to the east of the paddling pool (with access from The Promenade) for such purposes. The principle of this construction parking has been agreed with KCC Highways however, the details will need to be submitted prior to the commencement of works on the proposed development. This can be secured by condition. Within this CMP, the security of the site during construction can be outlined, in line with the recommendations made by Kent Police Designing Out Crime Officer.
- 2.16 Deliveries to the site, once operational, would be on an approximately weekly basis. The deliveries can be made by handcart from the highway and as such, no ongoing vehicle access is necessary to the site for the purposes of deliveries.

#### Impact on Flood Risk

- 2.17 The entire application site is located in Flood Zone 3. A Flood Risk Assessment was submitted with the supporting documentation. The proposed development would fall under a 'less vulnerable' use and as such, there would be no need for an exceptions test to be carried out. Further details were requested as to the construction and permeability of the courses. These were received and only small areas (such as hills, mounds, etc.) would be made of permeable materials. As such, the likelihood of flood water displacement is further reduced. The EA have been consulted but no response had been received at the time of the report. An update can be brought to Planning Committee once the views of the EA have been received and any conditions to be applied can be considered at that time.

#### Drainage

- 2.18 Further to this, as the site is in an area of higher flood risk, a drainage strategy for the site was sought. Drainage Plan 01 received 15 December 2020 shows the provision of 2no. soakaways located towards the kiosk within the application site, to which the site and raised golf installations would drain. It is considered that this is adequate drainage provision for this area. However, DDC Building Control was consulted to ensure the proposed surface water drainage scheme would be sufficient. No response has been received at the time of this report however, an update can be brought to Planning Committee should there be any concerns in this regard and a condition for further drainage details could be agreed at that time.
- 2.19 It is not proposed to have any toilet facilities in the kiosk or on the site; the existing public toilets adjacent to the paddling pool would be used. There would be a sink in the kiosk which would drain into an underground holding tank which would be emptied regularly by an approved contractor. As noted in Section 2.17,

comments from the EA were not received at the time of this report. Any updates will be presented to Planning Committee and necessary conditions agreed at that time.

### **3. Conclusion**

- 3.1 The application site is located within the Deal urban area, and within an enclosed site previously used as a putting green on the Walmer seafront/Promenade. The proposed adventure golf course is considered acceptable in principle in this location. There would be limited views of the proposal from the public highway, however it is considered that the public benefits of the proposal would outweigh any 'less than substantial' harm to the character and appearance of the conservation area. The proposal is unlikely to result in any harm to existing residential amenities. Subject to the conditions suggested below, it is considered that the proposed development would accord with the aims and objectives of the NPPF, the CS and the National Design Guide.

### **g) Recommendation**

- I PERMISSION BE GRANTED subject to conditions:

(1) Standard time condition, (2) list of approved plans, (3) material samples, (4) Kiosk to be painted white, (5) Construction management plan, (6) no external lighting, fixed or temporary (7) no amplified sound, (8) opening hours, (9) hedge to be maintained at a height no less than 2.0m on west, south and east boundaries, (10) grounds and installation maintenance plan and schedule, (11) existing brick boundary wall to be retained, (12) Revised drainage scheme if required following update to Planning Committee, (13+) Any conditions required by the EA if necessary.

- II Powers to be delegated to the Head of Planning, Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Andrew Wallace