001.PH.P18-0704

23 July 2019

FAO- Julie Castree-Denton
Planning – Development Management
Staffordshire County Council
1 Staffordshire Place
Stafford
ST16 2DH

Dear Ms Castree-Denton,

Re: Remodelling of existing golf course to improve on-site water management, accessibility and player safety through the importation of engineering materials to regrade and reprofile part of the existing golf course, with the construction of new attenuation and irrigation ponds, erection of associated pump house and proposed landscaping and tree planting at Whiston Hall Golf Club, Black Lane, Whiston, ST10 2HZ.

On behalf of my client, Whistonhall Golf Club Ltd, please find attached a full planning application for the remodelling of existing golf course to improve on-site water management, accessibility and player safety through the importation of engineering materials to regrade and reprofile part of the existing golf course at Whiston Hall, with the construction of a new attenuation pond, irrigation ponds, erection of a pump house and proposed landscaping and tree planting.

The application consists of the following reports and plans:

- Completed application forms and ownership certificate (via the Planning Portal, ref: PP- 07810777);
- Planning Statement – Pegasus Group;
- Heritage Assessment – Pegasus Group;
- Arboricultural Planning Statement – ADAS;
- Ecological Impact Assessment – Wright Environment Ltd;
- Transport Assessment – Stantec;
- Flood Risk Assessment and Drainage Strategy - RSK;
- Air Quality Assessment – RSK;
- Landscape snd Visual Impact Assessment (LVIA) – Pegasus Group;
- Noise Impact Assessment – Stantec;
- Phasing Methodology – Green Tyger Design Ltd
- Justification Report – Green Tyger Design Ltd

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Application drawings:

Drawing Title	Drawing Reference Number
Site Location Plan	WIS1LP01
Existing Site Survey	WIS1SU01
Masterplan Proposal	WIS1MP01
Outline Planting Plan	WIS1PP01
Outline Drainage and Irrigation Plan	WIS1DR01
Sections Plan	WIS1SE01
Phasing and Temporary Works Plan	WIS1TW01
Irrigation Pump House Elevations and Floor Plan	WIS1PD01

The requisite planning application fee of 2,028.00 has been paid by the applicant via the planning portal.

Whiston Hall and Golf Club has been struggling financially for a number of years to remain open as a golf club, restaurant and events venue. The quality of the golf course is limited in parts due to poor drainage and accessibility of tees and steep fairways for elderly/less mobile golfers. The proposed development consists mainly of engineering works to remodel part of the northern section of the course. However, to regrade and remodel the course, inert engineering materials will need to be brought onto the site for a temporary period of just under two years. This will be carefully managed and controlled over five phases to minimise impacts on residential and landscape amenity. The application has been submitted with a detailed phasing plan and phasing methodology, which could be closely monitored

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and controlled. In accordance with policy 1.4 of the Joint Staffordshire and Stoke-on-Trent Waste Plan (2013), it is considered that the application is necessary and fully justified to secure long-term gains for Whiston Hall Golf Course. Figures provided within the Planning Statement and Justification Report demonstrates that the development would have no significant impact on the restoration of mineral extraction sites across Staffordshire or neighbouring authorities.

The scheme would result in an improved landscape character, more appropriate to the characteristics of the Staffordshire Moorland. Poor quality planting to the course would be replaced with native species, and there would be considerable net gains for Biodiversity, as identified within the submitted Ecological Impact Assessment. The improved golf course would retain and improve an important leisure facility which could feed into the long-term vision to improve recreation and tourism close to the Churnet Valley (Churnet Valley Masterplan SPD).

I trust that the application can be processed and validated given the information contained in this submission. Should you require any additional information, please do not hesitate to contact me.

Yours sincerely



Peter Hopkins - BA (Hons), MA, MRTPI, IHBC
Senior Planner
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