

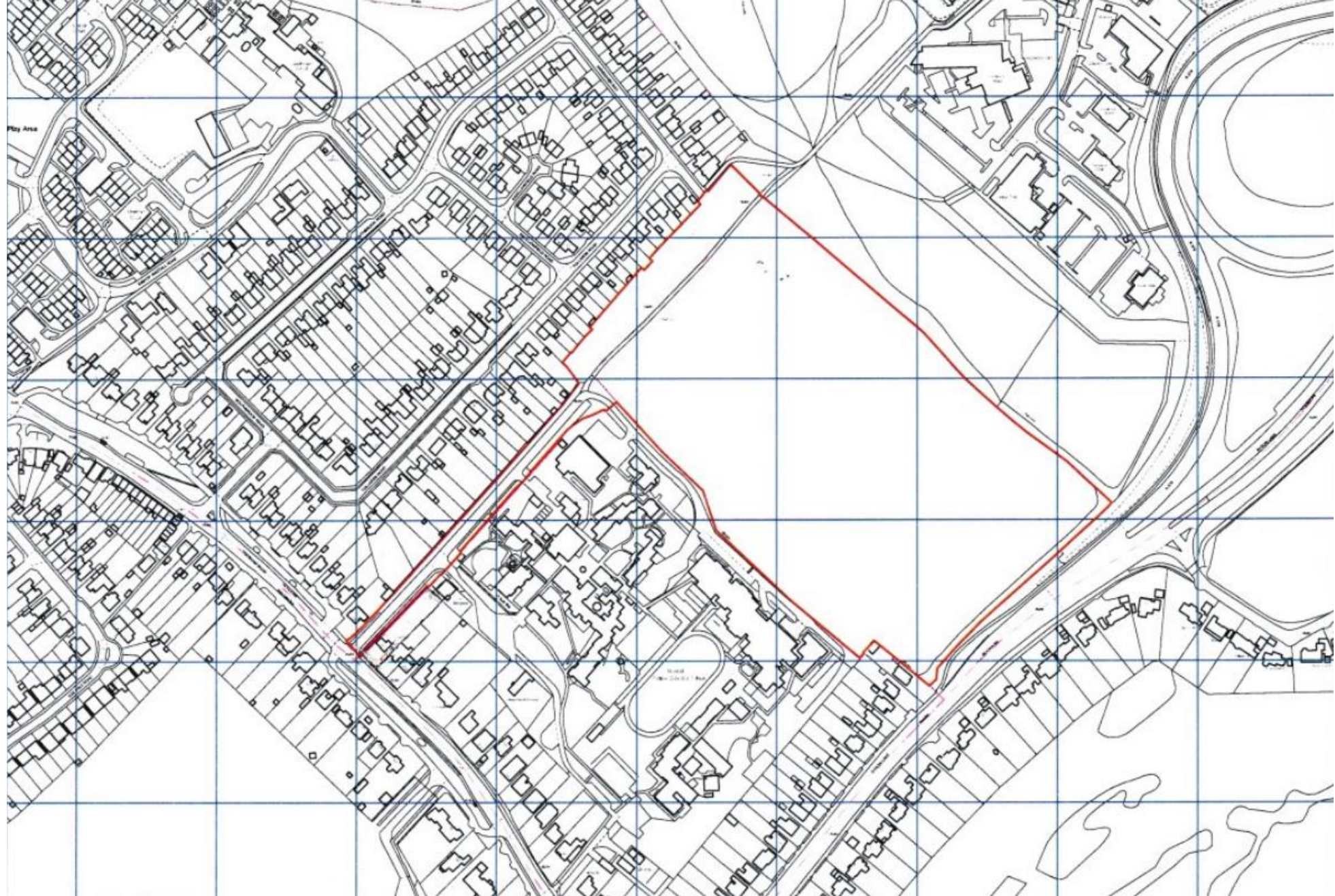
Application 21/1676/FUL

Site: Land North East of 371 Topsham Road, Access to West of England School

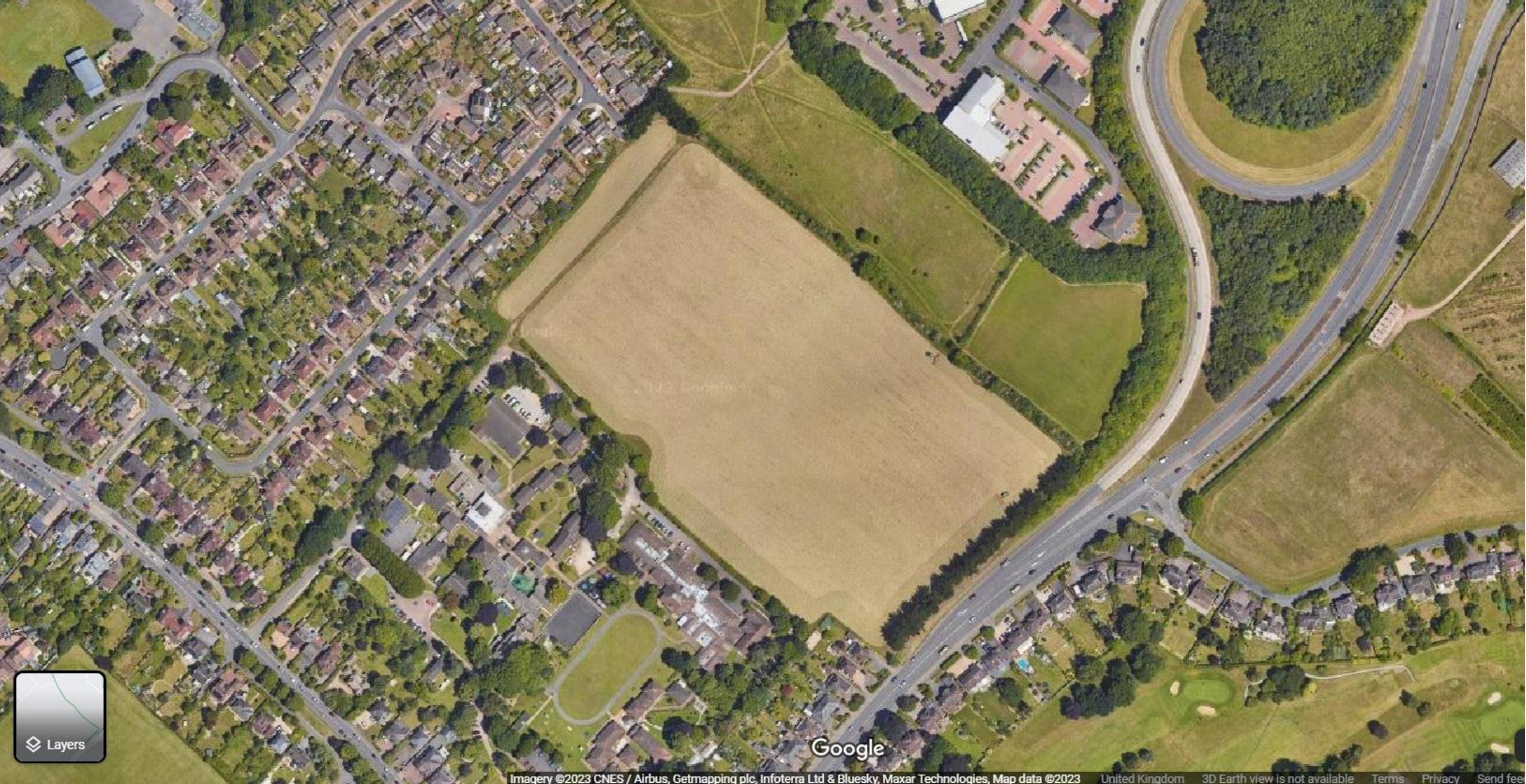
Applicant: Mr Will Gannon, Exeter Golf and Country Club

Proposal: Development comprising change of use to golf driving range including construction of an 8 bay and 2 bay facility incorporating equipment store and car park (Revised Plans).

Case Officer: Matthew Diamond



SITE LOCATION PLAN



Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

United Kingdom

3D Earth view is not available

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AERIAL VIEW





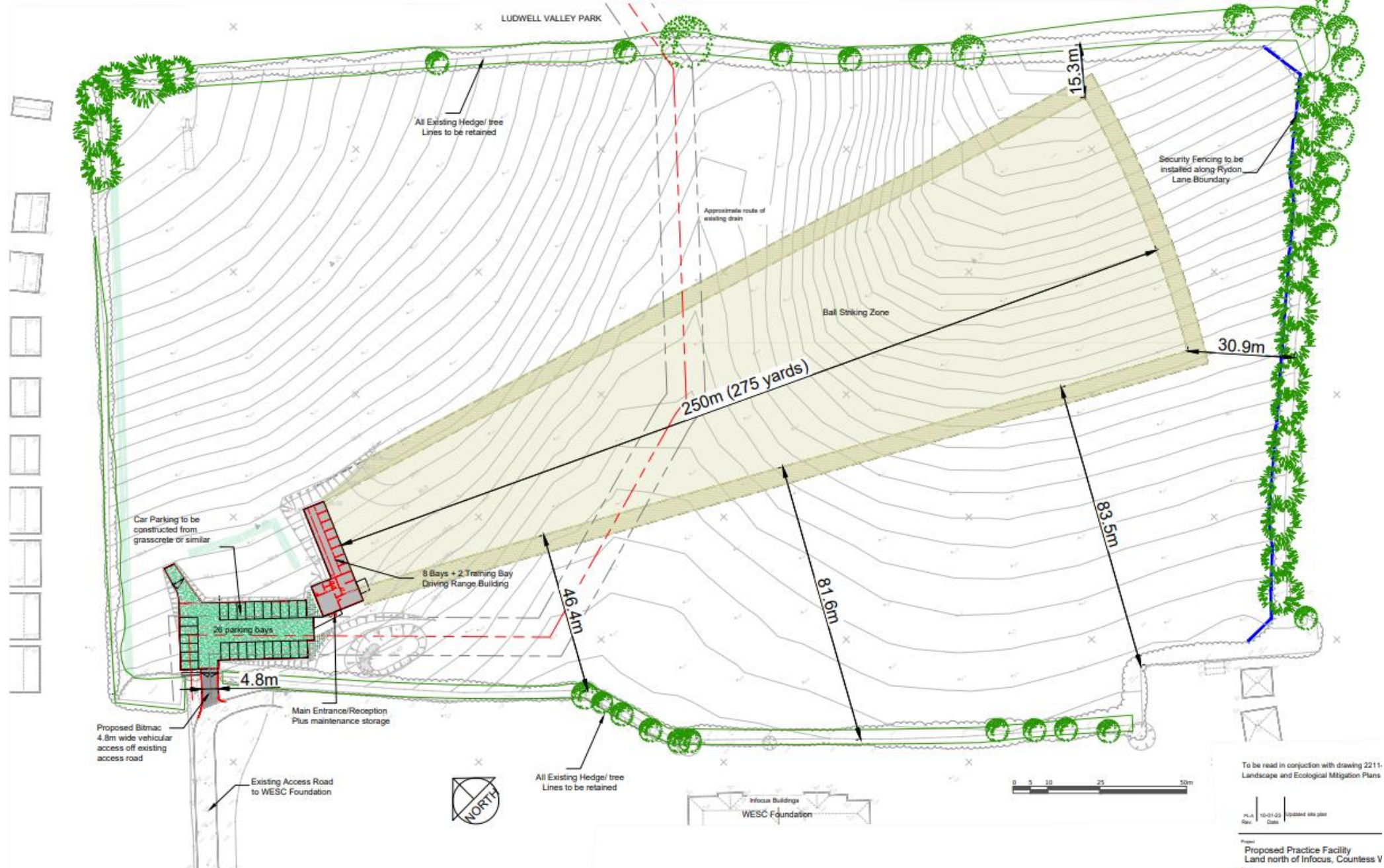
EXISTING GATE/LOCATION OF ACCESS



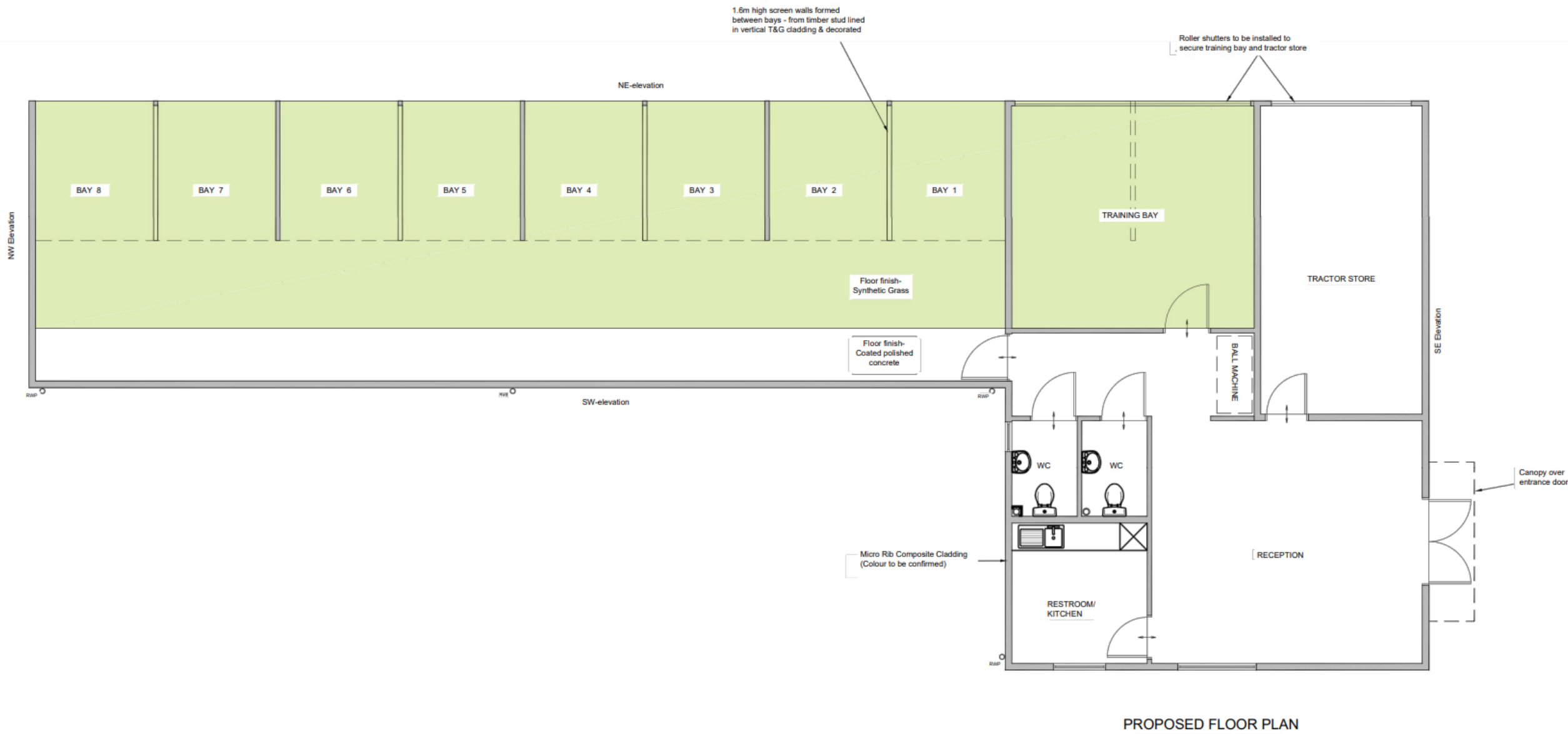
EXISTING ACCESS ROAD LOOKING SOUTH



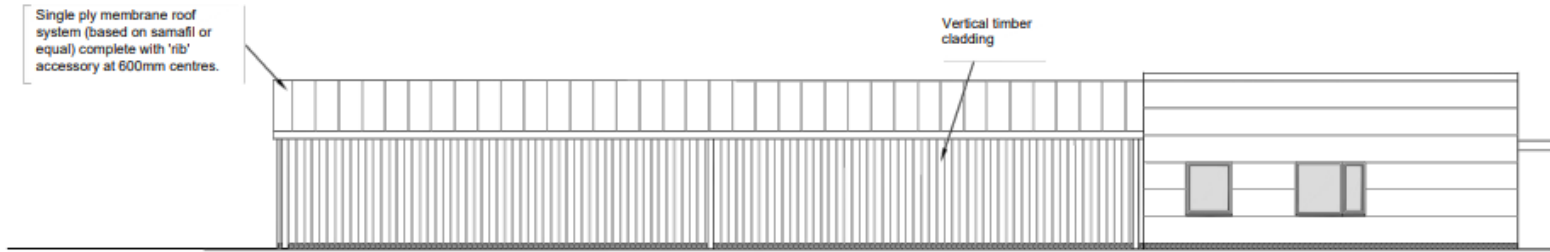
VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST



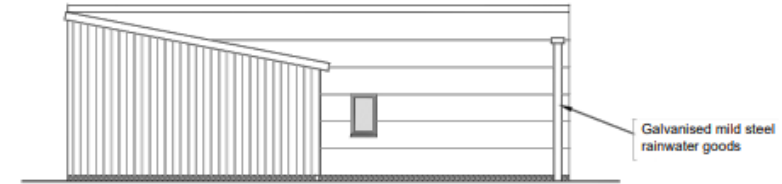
PROPOSED SITE LAYOUT



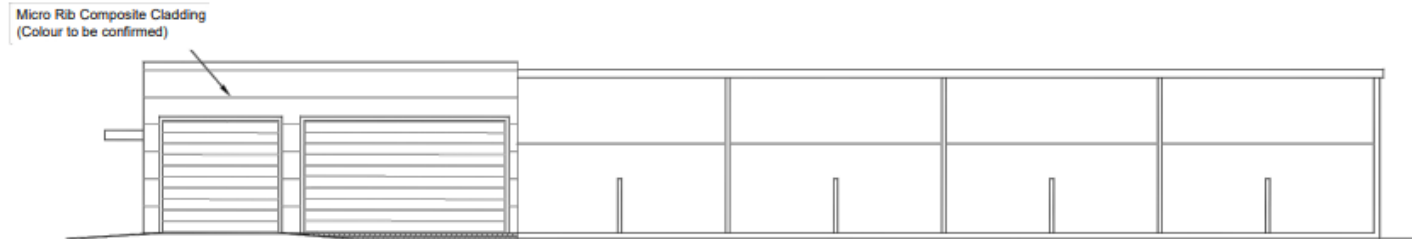
PROPOSED FLOOR PLAN



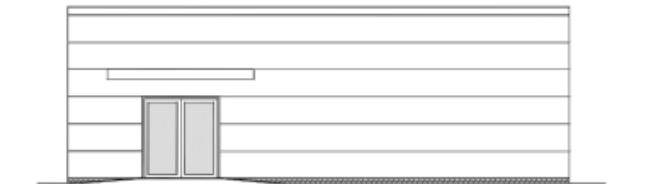
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

PROPOSED ELEVATIONS



EXISTING FACILITY – BAYS



EXISTING FACILITY – TECHNOLOGY TO MEASURE BALL DISTANCE



EXISTING FACILITY – RECEPTION

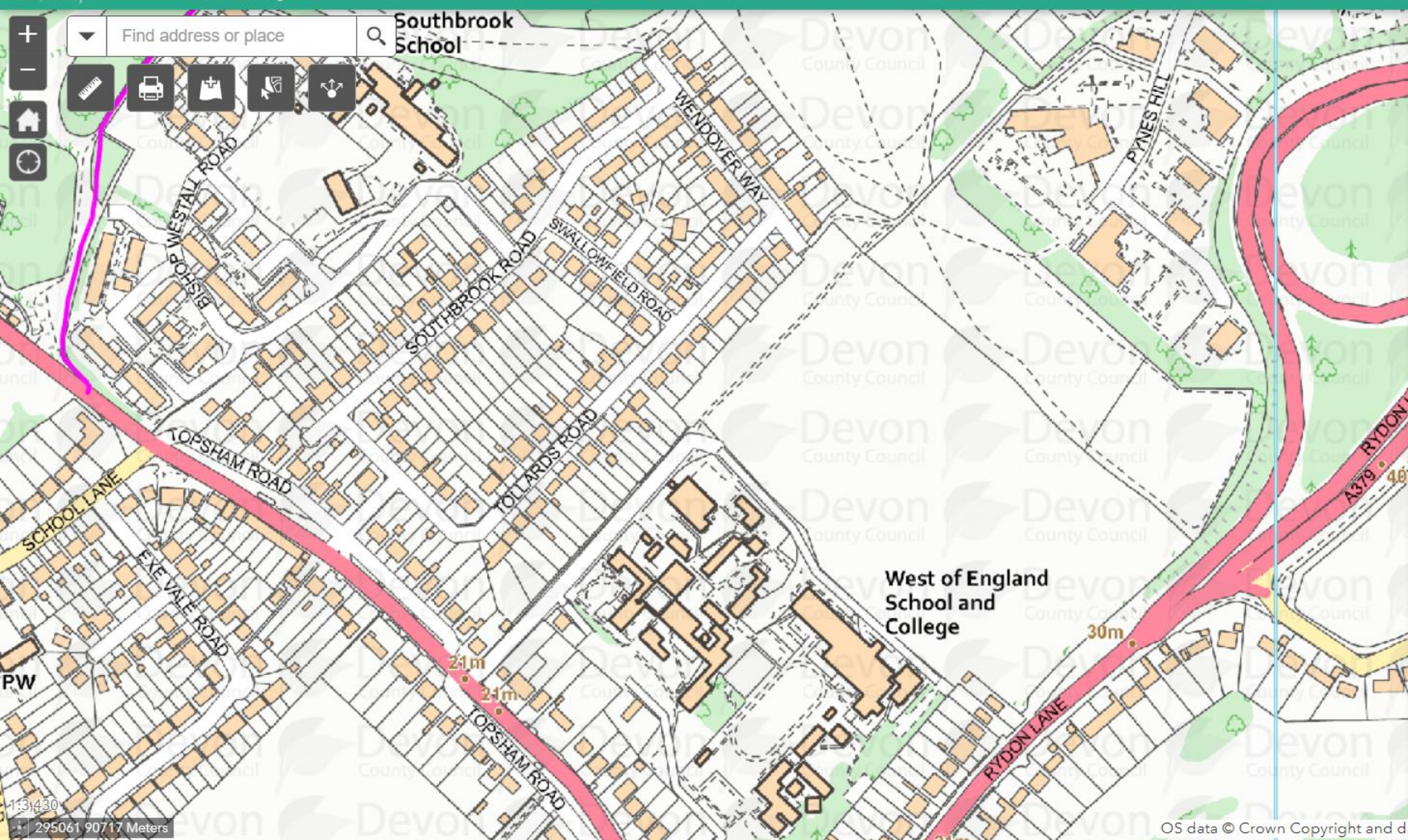
PROPOSAL
DOES NOT
INCLUDE
NETTING DUE
TO LARGER SIZE
OF SITE OR
DISTANCE
MARKERS DUE
TO NEW
TECHNOLOGY
INSTALLED



EXISTING FACILITY – TRAINING BAY



EXISTING FACILITY – TRAINING BAY TECHNOLOGY



Layer List

- ☐ Landscapes
- ☐ Planning
- ☒ Public Access
 - ☒ Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Restricted Byway
- ☒ Access Land & Dartmoor Commons
 - Open Country - access on foot
 - Registered Common - access on foot
 - Registered Common (DNP) - access on foot and horse
 - Section 15 Land - access on foot
 - Section 16 Dedicated Land - access on foot
- ☒ Statutory Registers
 - ☒ Wildlife and Countryside Act 1981 Schedule 14 Applications
- ☒ Highways and Landowner Statements and Declarations
- ☐ AdminBoundaries

NO PUBLIC RIGHTS OF WAY ACROSS SITE



FORMAL ACCESS TO LUDWELL VALLEY PARK FROM WENDOVER WAY



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



PREVIOUS PHOTO ZOOMED

- Recreation uses are acceptable in the Valley Parks in accordance with Policy CP16 of the Core Strategy and saved Policy L1 of the Local Plan First Review.
- The open, rural appearance of the site will remain and the proposed building and car park will not have a significant impact on the character and local distinctiveness of the Valley Park.
- The building materials are appropriate and their colours can be controlled by condition.
- The soft landscaping proposed will enhance the biodiversity value of the site by 36.71% for habitats and 8.96% for hedges.
- The Council's Environmental Health Officer has not objected on noise grounds, as they consider it to be "not the loudest of uses" and a Noise Impact Assessment is conditioned.
- The Local Highway Authority (DCC) has raised no objections on access or highways grounds.
- The proposal is for a high quality sporting facility for people of all ages who are members of Exeter Golf and Country Club/Topsham Golf Academy.
- The site is much larger than the existing site negating the need for netting.
- There will be no flood lighting.

CONCLUSION