

Design and Access Statement

for

Proposed Creation of a “Golfpod” Practice Facility With Associated Hard & Soft Landscaping

At

Mannings Heath Golf & Wine Estate

**Hammerpond Road, Mannings Heath, Horsham,
West Sussex RH13 6PG**

30th June 2026

Compiled by Bruce Weller

Version 1



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1 INTRODUCTION

1.1 Project Overview

- 1.1.1 This Design and Access Statement together with the accompanying plans and consultant reports form part of a full planning application for the proposed practice / golf game facility (Golfpod) at Mannings Heath Golf Club.
- 1.1.2 The applicant sees the GolfPod as a great opportunity to provide an exciting and unique addition to the golf and other leisure pastimes at the Club.
- 1.1.3 The GolfPod structure takes up an area of land 40 metres long by 30 metres wide. At one end are covered practice bays looking out over a synthetic grass outfield which is fully enclosed by translucent netting suspended from four aluminium lattice supports.
- 1.1.4 The GolfPod would be located on land that is currently used for a tennis court and open amenity grassed area. Its location is adjacent to the existing built environment giving easy access from the car park and to the facilities provided at the clubhouse (toilets, food and beverage and equipment)
- 1.1.5 Native planting will accompany the facility to assimilate it into the landscape and address the BNG requirement.

1.2 Accompanying Information

- 1.2.1 In addition to this Design and Access Statement the following plans and documents have been submitted as part of the application :
- 1.2.2 Mannings Heath Golf Club GolfPod – 0406.01 - Existing Site Survey
- 1.2.3 Mannings Heath Golf Club GolfPod – 0406.02 - Layout & Grading Plan
- 1.2.4 Mannings Heath Golf Club GolfPod – 0406.03- Sections Plan
- 1.2.5 Mannings Heath Golf Club GolfPod – 0406.04 - Landscape Plan
- 1.2.6 Mannings Heath Golf Club GolfPod – 0406.05 – Contractors Works Plan
- 1.2.7 Mannings Heath Golf Club GolfPod - 0406.06 – Location Plan
- 1.2.8 Mannings Heath Golf Club GolfPod – 0406.07- Typical Details
- 1.2.9 Mannings Heath Golf Club GolfPod – 0406.15- Drainage Strategy Plan
- 1.2.10 Ecological Assessment - Ecological Appraisal, Biodiversity Impact Report, Biodiversity Enhancement Strategy and BNG Metric – Kent Sussex Ecology
- 1.2.11 Visual Impact Assessment – (Weller Designs Ltd)
- 1.2.12 Planning Policy Statement - (Weller Designs Ltd)
- 1.2.13 Golf Pod Lighting Report - Exled Ltd
- 1.2.14 Golf Pod Lighting Design - Exled Ltd
- 1.2.15 Arboricultural Report – The Mayhew Consultancy

1.3 The Applicant

- 1.3.1 The applicant will be Barry Anderson from Mannings Heath Golf Club.

2 CONTEXT

2.1 Location and Extents

- 2.1.1 The site is located just to the northeast of Mannings Heath (1km distance) off Hammerpond Road, Grid Reference TQ 21076 29383. The application site is within Mannings Heath's grounds and located centrally within the ownership curtilage.

The application area comprises a total of 3277m² which includes area set aside for BNG mitigation and general hard and soft landscaping.

2.2 Land Use

The majority of the application site is currently used for tennis (x1 hard court), with other areas occupied by existing car park, golf practice nets, buggy parking and underutilised open space (amenity grass).

2.3 Topography

- 2.3.1 The land on which the Golfpod is proposed is gently sloping with a high of 67m AOD to the north and 61m AOD to the south.

2.4 Land Cover

- 2.4.1 Approximately 65% of the site is hard surfacing in the form of asphalt (tennis court, access tracks and parking spaces) with the remainder under amenity grassland. There are some trees and hedgerow in and around the site. (see also Kent Sussex Ecology Report)

2.5 Water

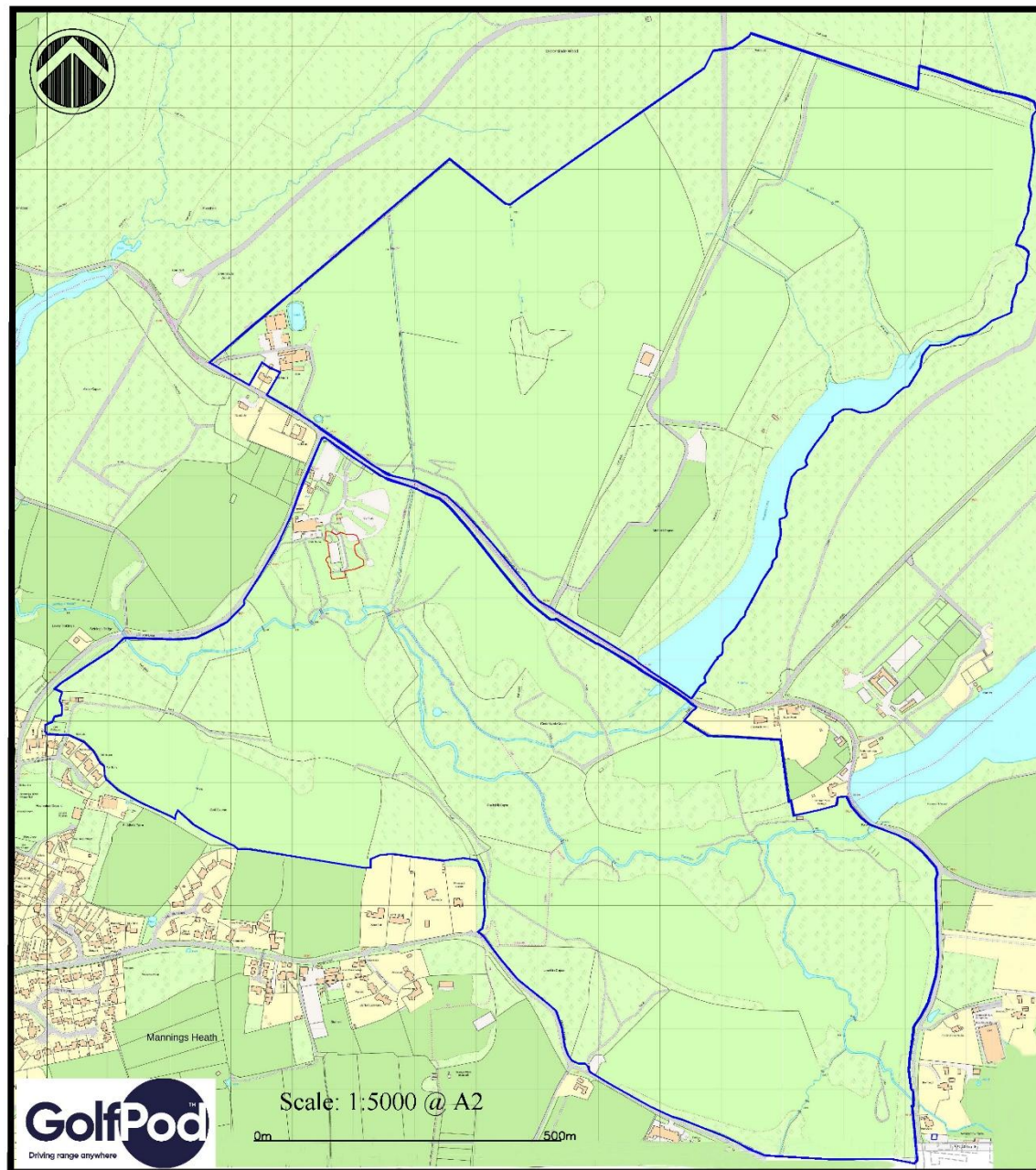
There are no water features on the application site. Goldings Stream runs approximately 80 metres to the south of the site.

2.6 Soils

- 2.6.1 The National Soils Research Institute (NSRI) references the soils at the site as soilscape category 6, described as: 'Freely draining slightly acid loamy soils'.

2.7 Public Access

- 2.7.1 There are no public footpaths on or near the application site. Visitors to the Golf Club have access to the application site.



Project Name: Mannings Heath Golf & Wine Estate Golfpod	Project No: 0406	Revision No:
Drawing Name: Application Location Plan	Drawing No: 0406.06	
Drawn By: AR	Checked By: BW	Date: 04/07/2026
Client: Mannings Heath Golf & Wine Estate	Scale: See Plan	

Production Date: 27 May 2026

Top Left: 520968.732 126677.201 Bottom Right: 521204.064 126307.394

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- Application Site Boundary
- Adjacent Land Owned By The Applicant

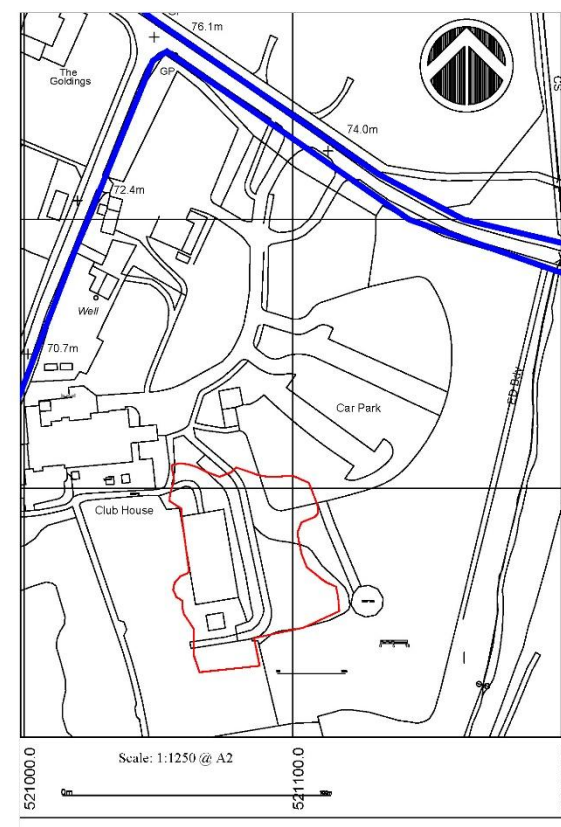


Figure 1 - Application Site (Location Plan)



Figure 2 - Application Site Overlaid on OS Colour Mastermap



Figure 3 - Aerial showing site context



Project Name: Mannings Heath	Project No: 0406	Revision No:	Existing Contours (0.5m Intervals)	Existing Hedgerow
Drawing Name: Existing Site Survey	Drawing No: 0406.01		Application Site Boundary	Existing Fence
Drawn By: AR	Checked By: BW		Existing Trees (Refer also to Arboricultural Report)	Existing Gate
Client:	Scale: 1:200 @ A1			

Figure 4 - Site Survey (see also scaled plan 0406.01)

3 LAYOUT AND SCALE

3.1 General Layout

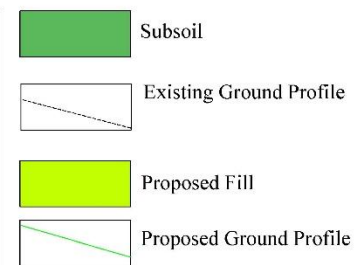
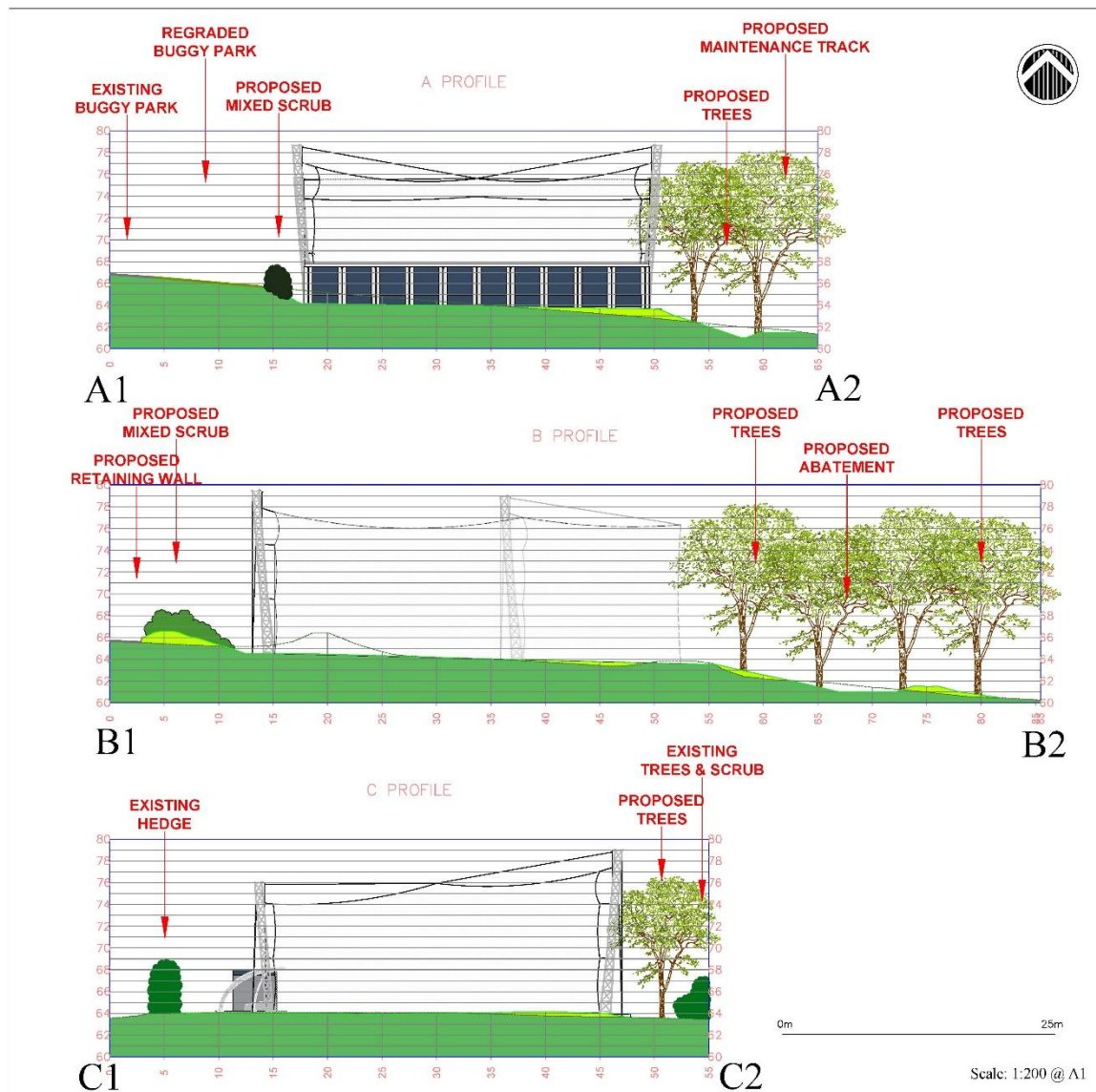
- 3.1.1 The applicant wishes to erect a “GolfPod” of which there are four principle elements :-
- 3.1.2 - A practice area “outfield” of synthetic grass (30m long x 32m wide).
- 3.1.3 - A light framed open sided cover at one end (6.5m wide x 32.20m long and 4.1m high) for all year-round golf practice. This covered area has ten divided bays with synthetic grass practice tee mats for each golfer to play from on.
- 3.1.4 - Each bay has a monitor to display ball tracking information and immersive games
- 3.1.5 – Each bay has a ball dispensing unit and a table at one end for drinks and food to be placed.
- 3.1.6 - Ball picking will be undertaken by robotic pickers. The collected balls will be transferred to the ball dispensing unit where customers will obtain practice balls. The machine room will be 3 metres high, 3 metres wide and 3 metres long.
- 3.1.7 - Translucent black netting on four supports surrounding the outfield.
- 3.1.8 - A native planting scheme of neutral grassland / wildflower and specimen trees around the GolfPod in order to address BNG requirements



Project Name: Mannings Heath	Project No: 0406	Revision No:
Drawing Name: Proposed Layout & Grading	Drawing No: 0406.02	
Drawn By: AR	Checked By: BW	
Client:	Date: 06/07/2026	
	Scale: 1:200 @ A1	

Existing Contours (0.5m Intervals)	Existing Hedgerow	Proposed Contours (0.5m Intervals)
Application Site Boundary	Proposed Maintenance Track	Proposed Access Pathway (Rubber Crumb Finish)
Existing Trees (Retained) (Refer also to Arboricultural Report)	Proposed Wildflower Grassland (See also Landscape Plan)	

Figure 5 – Proposed Layout & Grading Plan (see also scaled plan 0406.02)



Project Name: Mannings Heath	Project No: 0406	Revision No:
Drawing Name: Proposed Cross Sections	Drawing No: 0406.03	
Drawn By: AR	Checked By: BW	Date: 06/07/2026
Client:		



Figure 6 – Cross Sections (see also scaled 0406.03)

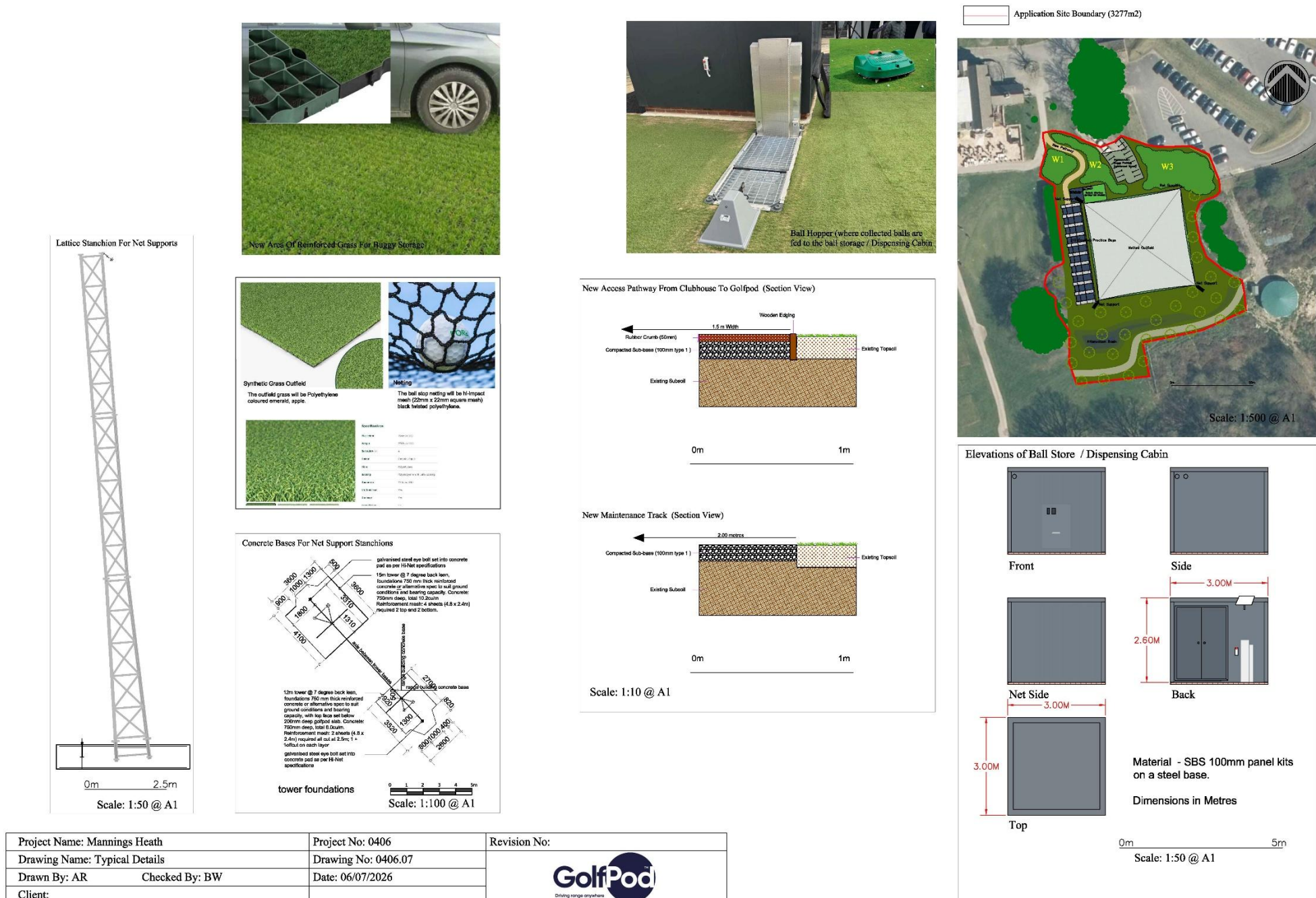


Figure 7 – Proposed Typical Details Plan (see also scaled plan 0406.07)



Figure 8 – Typical Golfpod Appearance

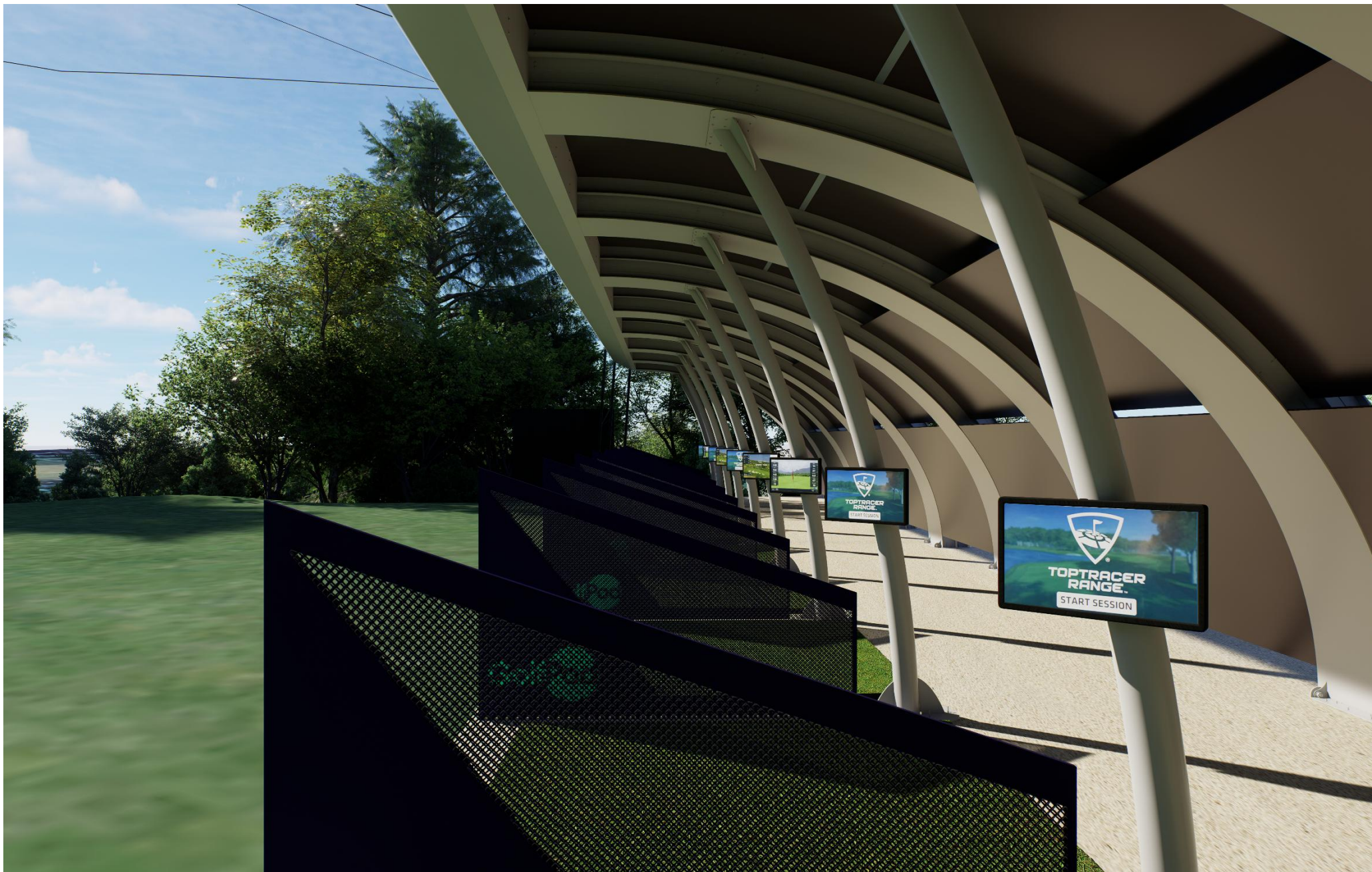


Figure 9 – Typical Appearance Of Golfpod Covered Bays

4 OPPORTUNITIES

4.1 Introduction

- 4.1.1 The following chapter sets out the opportunities to be created by the proposals at Mannings Heath Golf & Wine Estate. The first section is a letter from the Managing Director setting out the background to the estate and its continued desires objectives to enhance the member and visitor experience.
- 4.1.2 This chapter goes onto expand upon the opportunities created by the Golfpod on a broader level of golf operation and leisure, as well as enhancements to existing ecology and habitat..

To Whom It May Concern,

Mannings Heath Golf & Wine Estate has been part of the fabric of West Sussex for over a century, and since our acquisition of the estate we have invested significantly in restoring and enhancing every aspect of the property — the golf courses, the vineyard, the hotel, and the wider visitor experience. The proposed installation of a GolfPod facility represents the next natural step in that journey, and one we believe carries particular merit from both a planning and community perspective.

It is important to note that what is being proposed here is not a conventional driving range. GolfPod is a compact, technology-led golf experience of an entirely different character — one specifically designed to make the sport genuinely accessible to people who would not ordinarily visit a traditional golf club. There is no membership requirement, no dress code, and no prior experience needed. Hire clubs are available, and the format is intentionally welcoming and social rather than competitive or exclusive. This fundamentally changes the community value of the proposal.

At the heart of the GolfPod experience is Toptracer technology, installed in every bay. This camera-based ball-tracking system measures shot data in real time and presents it on high-definition screens, allowing users to play virtual versions of famous courses, compete in skill games, or simply track their own improvement over time. For beginners and younger visitors in particular, this transforms what has historically been a repetitive and inaccessible activity into something genuinely engaging and fun. The GolfPod Academy model — structured coaching programmes for juniors, women, schools, and community groups — further reinforces this inclusive ethos and provides a clear framework for us to build meaningful partnerships with local schools and sports development programmes in the Horsham district.

From a land-use and operational perspective, the GolfPod model is also notable for its compact footprint. Unlike a traditional driving range, which typically requires a large open field and substantial infrastructure, GolfPod is designed to fit within existing sites with minimal physical intervention. The covered bay structure provides all-weather, year-round usability without the need for extensive earthworks or permanent built form, and the self-contained ball-dispensing system removes the logistical demands of a staffed range operation. This makes the proposal proportionate in scale and sympathetic to the existing landscape character of the estate.

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00321529, Registered office 92-96 Lind Road, Sutton SM1 4PL

For Mannings Heath as a business, the GolfPod facility will meaningfully broaden the estate's appeal and extend its reach into new visitor demographics — families, social groups, beginners, and younger people who may not yet play golf but are curious to try it. This in turn supports year-round footfall across our hospitality, food and beverage, and retail offerings, strengthening the commercial sustainability of the estate as a whole. Additional employment will be created, both directly through the facility itself and indirectly through the increased visitor activity it generates.

We are conscious of our responsibility as long-term stewards of this landscape and have approached the siting and design of this proposal with care. We believe it strikes the right balance between growth, innovation, and sensitivity to place, and we are committed to ensuring the GolfPod facility becomes a genuine asset not only for Mannings Heath but for the wider local community it will serve.

Kind regards,

Barry Anderson

Managing Director

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4.2 GolfPod – General Benefits

- 4.2.1 The proposal involves the creation of a “GolfPod” practice and play facility on an open area currently used for a tennis court, other hard landscaping, buggy storage and amenity grassland.
- 4.2.2 The provision of a modern, comfortable “Golfpod” will complement the existing golf course and associated facilities as well as provide a pastime that not only appeals to the experienced golfer but also those new to the game. It is ideal for as a family activity by providing interactive technology to play golf courses from around the world or a variety of games and challenges for younger participants.
- 4.2.3 It should also be noted that while the club has a practice ground, it is too short and has safety issues due the proximity of neighbouring golf holes. It is also detached from the Clubhouse / Hotel hub which is therefore impractical to use and not part of the family friendly set up that the hotel desires.
- 4.2.4 The opportunities the Golfpod provides are as follows:-
- 4.2.5 *Golf Practice* - Customers will be able to practice and develop their skills. The ball tracking system used at the GolfPod is state of the art technology (Toptracer) and will enable golfers to analyse practice shots for all their clubs.
- 4.2.6 - *General Practice & Enjoyment* - the GolfPod is much more than just a practice facility. Customers will be able to book the use of the bays (x10) not only to practice and improve their skills, but also immerse themselves in the virtual golf experience provided by Toptracer, which allows them to play iconic courses from around the world by themselves or with friends and family. In this sense the GolfPod becomes more than a just golf practice facility but a leisure pastime. to be enjoyed with friends and family.
- 4.2.7 People who had perhaps never thought of golf as a leisure option would be encouraged to use the facility. Children will particularly enjoy the immersive and interactive games provided by the technology. Similarly GolfPod also provides other exciting features such as long drive challenges and closest to the pin contest.
- 4.2.8 *Tuition & clinics* - The GolfPod would enable freelance professional teachers to give individual or group lessons, as well as the opportunity to involve local schools and therefore encourage further participation in the sport. Custom golf club fitting can also be undertaken at the Golfpod by PGA professionals.
- 4.2.9 The facility can be blocked booked which means that certain times of the week can be set aside for different customer profiles, for example women only, girls or boys only, senior / retired or for those who have never played before.
- 4.2.10 The Golf Foundation (www.golf-foundation.org) is an organisation that promotes golf to the young not only as an active sport but also as a means to develop ‘skills for life’. The new GolfPod would be a perfect environment for such skills to be learnt.

4.3 GolfPod – Secondary Benefits

- 4.3.1 There will be secondary benefits from the installation of the GolfPod at the club.
- 4.3.2 *Food & Beverage* - It is anticipated that there will be increased use of the existing food and beverage provided at the club, with customers using the restaurant and bar either before or after their booking time.
- 4.3.3 *Sales* - Similarly, the increased footfall will be to the benefit of the golfshop with increases in sales of clothing and equipment.
- 4.3.4 *Increased Market* - The GolfPod will attract a whole new audience to the club.
- 4.3.5 Golf ranges in general are where many people take up the game. By encouraging people to use the GolfPod there will be a progression from novice through to someone confident enough to play the full length golf course. This natural progression not only encourages people to be active but is also good for the long term health of existing golf courses in the wider area.
- 4.3.6 *Planting & Habitat Creation* There is an opportunity to greatly enhance the ecological attributes of the site through the development of new habitats.
- 4.3.7 The creation of native grassland / wildflower areas and the planting of trees will create habitat and give a net gain in biodiversity.
- 4.3.8 *Conclusion* – The interest in golf surged during and after Covid as a result of it being one of the few leisure pursuits that could be safely undertaken during that time. There has never been a better time for the game of golf to promote itself to a new audience.
- 4.3.9 The provision of a GolfPod at the club will be an exciting venue for golfing novices, experienced golfers as well as the young and families just looking to have a fun leisure experience.
- 4.3.10 The facility will benefit the local community by supporting and providing ongoing employment through teaching staff, maintenance staff and administration. The facility compliments the existing business and will help to ensure the long term viability of the business. Facilities such as this will continue to promote golf to a wider audience and therefore indirectly support golf courses in the wider area.

5 TECHNICAL DETAILS

5.1 Proposed GolfPod

- 5.1.1 The location of the GolfPod has been chosen for maximum operational efficiency, ease of access and minimising visual and landscape impact (See also Visual Assessment)
- 5.1.2 The GolfPod contains x10 covered bays, each 3m wide.
- 5.1.3 The cover will be aluminium framed (coloured white) with aluminium cladding (coloured dark blue), shaped as a gentle organic curve.
- 5.1.4 The key dimensions are:-
- 5.1.5 191m² floor space for the Covered Bays
- 5.1.6 Slab height set at circa 63.50m AOD
- 5.1.7 Maximum height of the covered bays building = 4300mm (i.e. ridge line 67.80m AOD)
- 5.1.8 Maximum height of netting 13m at back and 10m at bay end.
- 5.1.9 Netting supports x2 at 15m (back of outfield) , and x2 at 12m high (at front of outfield)
- 5.1.10 The synthetic grass "outfield" is 30m x 30m (900m²)
- 5.1.11 X1 ball machine room unit (3m x 3m x 3m)
- 5.1.12 Robot holding area (synthetic grass)
- 5.1.13 Low impact outfield lamps for ball tracking technology.

6 CONSTRAINTS

6.1 General

- 6.1.1 An iterative approach has been applied to the design process.
- 6.1.2 Prior to finalising the submitted designs, a number of studies had been commissioned in order to assess the site and establish any limitations and constraints within and beyond the application site.
- 6.1.3 Below is a summary of the studies undertaken and their conclusions.

6.2 Hydrological Impact

- 6.2.1 The site is located on Flood Zone 1
- 6.2.2 Conclusion – No Impact.
- 6.2.3 The site is well below 1Ha so an FRA not required. Surface water from the covered bays is being taken to an adjacent attenuation basin (see also 'Proposed Drainage Strategy Plan 0406.15). The outfield is highly permeable being synthetic grass on 150mm of type 1 stone and granite dusting layer.

6.3 Ecological Impact

- 6.3.1 Ecological assessment has been undertaken by Kent Sussex Ecology. The main conclusion of the report is as follows:-
- 6.3.2 The site is not in an impact zone for any designated site where a development of this type triggers a consultation with Natural England. It is concluded that the proposed development will not impact any designated site and, as such, no further recommendations have been made.
- 6.3.3 Biodiversity Net Gain of 53.09%
- 6.3.4 Wild flower zone created 1190m²
- 6.3.5 Mixed Scrub created 438m²
- 6.3.6 Retention of 7 small trees (translocated to another location nearby)
- 6.3.7 Specimen tree planting x 25

6.4 Tree Assessment

- 6.4.1 There are trees and hedgerow adjacent to the site so an Arboricultural Survey has been undertaken by The Mayhew Consultancy Ltd and submitted to support this application.
- 6.4.2 In order for the Golfpod to be constructed in the desired location , x2 medium size trees will need to be removed together with a group of smaller trees (T3, T4 and G7 in the report. These trees were all classified as Category C trees.
- 6.4.3 A Root Protection Area (RPA) has been provided for the trees closest to the Golfpod to ensure they are unaffected by the development.

6.5 Visual Impact

- 6.5.1 Refer to separate Visual Assessment that accompanies this submission .
- 6.5.2 Conclusion – The proposal is acceptable given the existing leisure based landscape, limited number of sensitive visual receptors and its close proximity to the existing built structures.

6.6 Residential Impact

- 6.6.1 The closest residential building is over 480 metres away so will not be impacted upon by the Golfpod.

6.7 Heritage

- 6.7.1 The whole application area is either built structures, car park, hard landscaping or land that has been significantly re-worked in the past.

6.8 Flood risk

- 6.8.1 The site is in zone 1 and therefore low probability of flooding and is also less than 1 Ha. A Flood Risk Assessment is therefore unnecessary. A drainage strategy for the works has been submitted as part of the application. This is essentially runoff being piped to a purpose built attenuation area to the south of the proposed Golfpod.

6.9 Construction & Operation Traffic

- 6.9.1 Construction vehicles will access the application site via the existing driveway and through the car park .
- 6.9.2 The Contractors compound will be within the application site and will be used for staff parking and the holding of materials and equipment when not being used.
- 6.9.3 The duration of the construction project will be circa 5 weeks.
- 6.9.4 There will be no meaningful impact on the highways network or parking provision as a consequence of the GolfPod becoming operational. Its only x10 bays.
- 6.9.5 The facility will operate on an app / web booking system so the modest provision of x10 bays will not generate additional traffic levels that would adversely impact on the road network.

6.10 Construction Impact - Earthworks

6.10.1 The construction of a golfpod requires little machinery, The following equipment is likely to be used:-

6.10.2 - x1 360 Excavator

6.10.3 - x1 Dumper

6.10.4 - x1 Cherry Picker (to erect netting supports and nets)

6.10.5 Construction staff number x5 maximum and will use the leisure centre welfare facilities

6.10.6 Use of signage to ensure public awareness / safety from construction movement within the car park will be set in place before works commence.

6.10.7 Use of protective fencing, in accordance H&S advisor will be used to ensure protection of the public and existing vegetation.

7 LANDSCAPING

7.1 General

- 7.1.1 The planting associated with the proposals has been designed in close co-operation with the consulting ecologist. The aim of the planting plan is to include native ecologically beneficial vegetation and at the same time provide mitigation for the loss of a small amount of amenity grassland to synthetic grass (900m² “outfield”). See BNG assessment.
- 7.1.2 The planting is designed to develop biodiversity and ecological habitat through the development of wildflower / grassland and the planting of trees.
- 7.1.3 See figure 8 and scaled Landscape Plan 0406.04.

Potential areas for landscaping
North West preferred placement for trees

Mannings Heath GC - Proposed Landscape Schedules

Individual Trees		1. Tree Location	
Species		See plan	
Sortus aucuparia (Mountain Ash)	Standard 1.8m	6	
Acer campestre (Field Maple)	Standard 1.8m	4	
Betula pendula	Standard 1.8m	6	
Fagus sylvatica	Standard 1.8m	5	
Quercus Robur	Standard 1.8m	4	
Total		25	

Wildflower Meadow

Area of wildflower Meadow ~1190m2	
Sowing rate 3-5 g per m2	
1.4% Achillea millefolium (Yarrow)	
1.3% Anthoxanthum odoratum (Sweet Vernal Grass)	
4% Campanula trachelium (Bluebell)	
1.3% Digitalis purpurea (Foxglove)	
1.3% Endymion non-scriptus (Bluebell)	
1.4% Galium verum (Lady's Bedstraw)	
1.3% Lotus corniculata (Birdfoot Trefoil)	
1.4% Plantago lanceolata (Ribwort Plantain)	
1.4% Prunella vulgaris (Self-Heal)	
1.4% Ranunculus acris (Meadow Buttercup)	
1.3% Ranunculus repens (Creeping Buttercup)	
2.5% Rumex acetosa (Common Sorrel)	
30% Agrostis capillaris (Common Bent)	
6% Agrostis stolonifera (Creeping Bent)	
12.5% Deschampsia flexuosa (Wavy Hair-Grass)	
20% Festuca ovina (Sheep's Fescue)	
6.5% Poa pratensis (Smooth-Stalked Meadow Grass)	

Mannings Heath Golf Club - Proposed Landscape Schedules

Woodland Block Planting		1. Plan Reference / 2. Area Of Planting (m2) / 3. Density (plants per m2)				
Species	Size (m)	W1	W2	W3		Species Tot
	45-60cm	77	113	248		
		1.0m centres	1.0m centres	1.0m centres		
Acer campestre	15%	12	17	37		66
Betula pendula	20%	15	23	50		88
Alnus glutinosa	5%	4	6	12		22
Fagus sylvatica	10%	8	11	25		44
Taxus baccata	5%	4	6	12		22
Prunus avium	15%	12	17	37		66
Quercus robur	25%	19	28	62		110
Pinus Sylvestris	5%	4	6	12		22
Total	100%	77	113	247		438

Project Name: Mannings Heath	Project No: 0406	Revision No:
Drawing Name: Proposed Landscape Plan	Drawing No: 0406.04	
Drawn By: AR	Checked By: BW	Date: 06/07/2026
Client:	Scale: 1:200 @ A1	



Existing Contours (0.5m Intervals)	Existing Hedgerow	Proposed Contours (0.5m Intervals)
Application Site Boundary	Proposed Maintenance Track	Proposed Access Pathway (Rubber Crumb Finish)
Existing Trees (Retained) (Refer also to Arboricultural Report)	Proposed Wildflower Grassland	Proposed Mixed Scrub
		Proposed Trees

Figure 8 – Proposed Landscape Plan (see also scaled plan 0406.04)

8 APPEARANCE

8.1 Visual Impact

- 8.1.1 Photomontage 1 illustrates a before and after photomontage of how the facility will look in the context of its surrounding. Further information can be found in the Visual Assessment that accompanies this application.

Photomontage 1 - Proposed View From Main Entrance



Photomontage 1 - Existing View From Main Entrance

9 EARTHWORKS CONSTRUCTION

9.1 Construction Inputs

- 9.1.1 This section lists the inputs required for the construction work that will create the physical features detailed earlier.
- 9.1.2 **Labour** - The grading works ,i.e. topsoil strip will be done by x1 excavator.
- 9.1.3 It is envisaged that approximately 5 construction operatives will be working on the facility with standard working hours being 0700Hrs until 1630hrs Monday to Friday (no working Saturdays and Sundays).
- 9.1.4 **Materials** - The proposed frame to the covered bays is lightweight aluminium and aluminium cladding (white and dark grey colouring)
- 9.1.5 The subbase to the covers will be concrete pad and type 1 stone will be used for the subbase to the outfield before synthetic grass placed on top.
- 9.1.6 The netting supports will be steel lattice (black colour) and the netting itself lightweight fine mesh (22mm x 22mm square mesh) black twisted polyethylene.

9.2 Construction Processes

- 9.2.1 **Introduction** - This section lists the processes that will create the physical features .
- 9.2.2 **Ground Preparation** –All areas subject to a change in level will be topsoil stripped. Storage of top-soil will be in appropriate locations around the perimeter of the application site.
- 9.2.3 **Sub-Soil Grading** – An excavators will be used to shape the outfield and its surrounding banks in accordance with the layout & grading plan.
- 9.2.4 **Top-soil Spreading & Cultivation** - Topsoil stored in the designated areas of the site shall be re-spread on all areas where a change in level has occurred and are not to be hard landscaped.
- 9.2.5 **Seeding Planting & Growing-In** – Seeding will take place when weather conditions are suitable . This is likely to be in either the autumn or spring months.

9.3 Construction Outputs

- 9.3.1 **Dust And Noise** - The contractor shall be required to take all reasonable steps to minimise the nuisance of airborne dust arising out of earth moving operations.
- 9.3.2 Should the proposals receive planning permission a Dust Management Plan will be prepared and approved by the LPA prior to works commencing on site. The Contractor shall operate in strict accordance with the procedures set out in the document.

- 9.3.3 55dB is considered by the World Health Organisation to be the daytime noise level above which 'community annoyance' sets in. There are no noise-sensitive properties near enough to the site for this threshold to be exceeded.
- 9.3.4 **Damage** - The contractor shall be required to take such precautions as are necessary to keep all roads, paths or other lands in the vicinity of the works, both within and outside the site boundary, clear of any spillage or droppings from his traffic. The contractor shall be required to hose, brush, scrape or otherwise remove, any material likely to spill or drop from his traffic before it leaves the construction site.
- 9.3.5 **Waste Material** - All waste materials generated by construction work will be removed from site prior to or at completion of the project.



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Drawing Name: Proposed Contractors Works Plan	Drawing No: 0406.05	
Drawn By: AR	Checked By: BW	Date: 06/07/2026
Client:	Scale: 1:200 @ A1	



- Tree Protection Fencing
- Route for Delivery Vehicles

Figure 9 – Contractors Works Plan (see also scaled 0406.05)

9.4 Operational Processes Construction Outputs

9.4.1 Aftercare And Management of Newly Planted Areas –

- 9.4.2 Maintenance of Wildflower Areas - These will be left largely untouched unless the need arises for occasional mowing (to prevent scrubbing over) and/or grass and weed removal.
- 9.4.3 Maintenance of new specimen trees - These shall be regularly watered during dry periods until such time as the trees are well established.
- 9.4.4 Trees shall be checked regularly for disease and / or damage and the appropriate arboricultural work undertaken.
- 9.4.5 Should any of the new trees fail within the first 5 years they shall be replaced with the same tree or with an appropriate tree approved by the LPA.

9.5 Operational Outputs

- 9.5.1 The new covered bays will not result in any increase in waste production.
- 9.5.2 Occasional sweeping of the synthetic “outfield” will be required.
- 9.5.3 An electrical and water supply will be required to the bays for lighting, the ball dispensing / cleaning machine and the charging of the ball collecting robots.
- 9.5.4 The hours of opening for the facility are to be determined but likely to be the same as the current operational licence for Mannings Heath Golf Club .

10 PLANNING POLICY CONSIDERATIONS

10.1.1 See separate Planning Statement Policy Analysis.

11 CONCLUSION

- 11.1.1 There is a desire by the owners of Mannings Heath Golf and Wine Estate to enhance the leisure facilities on offer and compliment the existing golf course and practice features.
- 11.1.2 The GolfPod would be a fun attraction for all ages as well as for the serious golfers wishing to improve their game. The proposed covered x10 bays will provide a modern, comfortable and safe environment that can be used throughout the year.
- 11.1.3 The GolfPod brings with it an opportunity for employment in the form of teaching professionals, who can offer their services to individuals, groups, schools and colleges.
- 11.1.4 There will be a secondary benefit from the Golfpod in the form of increase food and drink sales from the increased footfall.
- 11.1.5 The existing site has very limited ecological merit as it is either intensively managed amenity grass or hard landscaping. A number of planting initiatives are proposed which will fulfil the BNG requirements.
- 11.1.6 Sensitive visual receptors and well away from the proposed Golfpod location. The netting supports are a lattice design and the netting is of a density that makes it translucent which minimise the visual impact of the structure.
- 11.1.7 The lighting is only at a level of intensity that ensures the operation of the ball tracking system . As a consequence there will be minimal light spill.
- 11.1.8 The proposals meet the requirements of the NPPF and local planning policies (see Planning Statement) and therefore we respectfully request that approval be considered for this application.