

**Case Study>> Leisure Planning>>Westerham Golf Club,  
Westerham, Kent**

**Client>> Westerham Golf Club**

**Project>> 9 Hole Par 3 Golf Course (including the restora-  
tion of a sand extraction workings)**



**A planning application was submitted in 2010 and approved in 2011 for a 9 hole par 3 golf course and associated engineering works, including the completion of the restoration of a sand extraction workings at Westerham Golf Club. The new golf course opened in Summer 2016. The new golf course will allow the Golf Club to create a new Golf Academy with a focus on providing supervised teaching for juniors and enhancing the clubs existing links with local schools and organisations.**

The site of the new golf course had been an active sand extraction workings (Brasted Sand Pits) and was part restored prior to the restoration works being halted by the Environment Agency and Kent County Council. Subsequently, Westerham Golf Club acquired the site and saw the opportunity to restore it to a beneficial end use and remove any associated environmental and health and safety concerns. The restoration would require the importation of approximately 200,000 cubic metres of inert waste and soils raising the landform to acceptable levels for the construction of the golf course. As a result of the complex history of the site GP Planning Ltd undertook consultation with Kent County Council and the Environment Agency prior to submitting the planning application.

GP Planning Ltd worked closely with a specialist golf course design consultant, and a number of other environmental consultants, to ensure the golf course met the needs of junior and beginner players and allowed the ecological enhancement of the landscape. Safety issues in design were also considered to eliminate or minimise danger from offline shots, particularly with beginners and those learning the game. The site is located within the Greater London Green Belt Area and the Kent Downs Area of Outstanding Natural Beauty. The planning application successfully demonstrated compliance with Green Belt policy, contributing to the purposes of including land in the Green Belt, and the scale and design of the facility would enhance local landscape character and ecological value of the landscape. Furthermore, it was demonstrated that the traffic movements associated with the new golf course could be accommodated without any detriment to highway safety, and potential impacts relating to contamination and flood risk could be mitigated by appropriate conditions attached to the planning permission.