

**Peter Davies**

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**From:** [REDACTED]  
**Sent:** 02 February 2026 08:34  
**To:** planninginfo  
**Subject:** Reference DM/25/3020 and DM/25/3021  
**Attachments:** 13788\_SK260125 9th Hole Safety Margins Extracare overlay.jpg; 13788\_SK260125 9th Hole Safety Margins Resi overlay.jpg

[REDACTED]  
Dear Sir/Madam

I understand the consultation period for the following planning applications Reference DM/25/3020 and DM/25/3021 has ended. Please accept the following comments as objections to the proposed development. I have also attached two documents which illustrate the issue with the proposed development.

**Copthorne Golf Club (CGC) seek to raise concerns with the proposals concerning applications DM/25/3020 and DM/25/3021 currently pending consideration..**

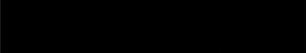
**The proposed development as shown in the illustrative material are too close to common boundary and will likely impact the root protection zone of existing mature trees, the trunks of many are located within the boundary of CGC outside of the neighbouring landowner's control. Consequently, development should be relocated further east away from the root protection zone and given the open location to the west set within generous grounds.**

**Furthermore, there is a high potential for wayward ball strike occurring from Hole 9, this being an historic hole of the course. Whilst the common boundary contains a fairly mature tree belt as discussed above, there is a possibility at risk from balls entering neighbouring land by right-handed golfers. To illustrate this, CGC has commissioned an architect to provide a plan overlay. For context hole 9 is approximately 428 yards long from the back tees. The plans show a 250 yard landing zone with a 15 degree safety cone applied. The second shot is just under 180 yards and allows 60 yards from the centre lines. Notwithstanding this, the prevailing wind conditions can increase the potential for foul balls entering adjacent land.**

**In both instances, the plans demonstrate possible impact zone related to the proposed development and that these locations will be fairly vulnerable to foul balls from hole 9. This is likely to escalate matters for the local authority's environmental health services team. CGC believe that the 'agent of change' principle applies as set out in paragraph 200 of the National Planning Policy Framework. It states:**

**"Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has completed." (emphasis added)**

Sincerely

  
**General Manager**  
**Copthorne Golf Club**

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