

ND/2693.2LA

16 October 2009

Dr C C Rowlands
Chairman Michaelston Community Council
Lynwood
Cefn Mably
St. Mellons
Cardiff
CF3 6XR

Holder Mathias architects

Dear Dr Rowlands

Proposed Golf Course at Michaelston-y-Fedw Community Council Presentation

Firstly many thanks for arranging for us present our clients proposal to build a Golf Course at Fairwater Farm. We appreciate the widespread local interest in this particular project and thought it provided a useful forum to communicate our proposals and receive feedback from the local community.

A number of key issues were raised by some of the local residents. We provide a summary of these together with our intended course of action:

Retention of Existing Views

Whilst you will appreciate that no one has a right to a view, Sir Stanley has no intention of upsetting anyone within the local community and will ensure that views are not compromised. This will be done by carefully assessing the views currently enjoyed by the properties around the boundary of the golf course and adjusting the layout accordingly. You will appreciate that the detailed planting schedules will not be required as part of this outline application, but we will revisit the current illustrative masterplan which does indicate several large scale planting belts and adjust them prior to resubmission to both the local authorities

Highways Issues

We have been asked by Newport City Council, to prepare a Transport Statement. This will consider highways geometry, pavements, study the current condition of Druidstone Road and identify potential construction access routes. There was also concern expressed at the meeting about golfers, buggies and maintenance vehicles crossing Druidstone Road. We have thought further about this issue and propose that a tunnel is constructed under Druidstone Road to provide safe access from the western portion of the golf course to the east. This will avoid any potential conflicts between local traffic and golf course users.

Proximity of Holes to Adjacent Properties

As Paul Thomas, the golf course designer intimated, this is a large site on which we are seeking to create a high quality eighteen hole golf course. Consequently, there will be generous space between the holes. This will enable us to fine tune the current layout, which will be done as part of this exercise. Each hole will be double checked to make sure that tees, fairways and greens which currently impact on adjacent premises will be reconsidered and adjusted if there is any threat to the safety and comfort of the local residents. This process is currently underway and will be resubmitted to Newport, Cardiff and yourselves as part of the application.

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Water Courses

Concern was expressed by some residents on Began Road about the potential impact of the Golf Course design on existing water courses and wells. Through consultation with the Environment Agency, we will double check these issues to ensure that the proposed layout of lakes and the remodelling of the land will not impact on the water extraction rights enjoyed by these residents.

I trust this will help alleviate the fears expressed during the question and answer session.

However, if you feel that we have missed any important points please come back to me

Yours sincerely
Holder Mathias Architects



Nic Downs

c.c Sir Stanley Thomas
Steve Williams – Newport CC Planning Department
Mike Davies - Davies Landscape Architects
Paul Thomas - Dave Thomas Ltd
Gerry Martin - Opus
SF/file