



## Report to South Area Planning Committee

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<b>Application Number:</b>	PL/23/0004/FA
<b>Proposal:</b>	The construction of two outdoor all weather floodlit padel tennis courts.
<b>Site location:</b>	The South Buckinghamshire Golf Course Park Road Stoke Poges Buckinghamshire SL2 4PJ
<b>Applicant:</b>	UK Padel Limited
<b>Case Officer:</b>	Mr Graham Mansfield
<b>Ward affected:</b>	Stoke Poges & Wexham
<b>Parish-Town Council:</b>	Stoke Poges Parish Council
<b>Valid date:</b>	3 January 2023
<b>Determination date:</b>	20 March 2023 (Extended Date: 22 September 2023)
<b>Recommendation:</b>	Conditional Permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes the construction of two floodlit Padel Tennis courts within the confines of the existing South Buckinghamshire Golf Club. The site is within the Green Belt where the provision of appropriate facilities for outdoor sport and outdoor recreation can be acceptable, provided they preserve openness and do not conflict with its purposes. In this case the proposal would complement the existing recreational use of the Golf Club. The proposed facilities are of a nature and scale that would preserve the openness of the Green Belt and would not conflict with its purposes.
- 1.2 The proposed development would not have a detrimental impact on the character of the area or the surrounding landscape. The additional trip generation could be accommodated within the local highway network, adequate parking is provided, and the development would not have an adverse impact on the amenity of neighbouring properties. The application is therefore recommended for approval.
- 1.3 The planning application is being referred to the South Area Planning Committee as Buckinghamshire Council has an interest in the land, being the landowner.

1.4 Whilst Buckinghamshire Council has an interest in the land (subject of the application), the Council are the Local Planning Authority with responsibility for regulating the development of land. Members will be aware of the need to consider planning applications under the legislative framework, in coming to a decision on the proposals and to only determine the proposals on the basis of the relevant planning issues.

1.5 Recommendation – Conditional Permission

## **2.0 Description of Proposed Development**

2.1 The application proposes the construction of two flood lit Padel Tennis Courts.

2.2 The Padel Tennis Courts would be located to the south of the existing upper car park at a distance of approx. 12.0m and 40m from the existing Golf Clubhouse building.

2.3 The Padel Tennis Courts would both measure 10m in width and 20m in length and separated by 2.5m pathway.

2.4 The proposed courts would be enclosed by a 3.0m high rigid panel wide mesh fencing (extending to 4.0m in each corner of the court), supplemented internally by toughened glass panels. The playing surfaces would consist of synthetic turf.

2.5 Each court would feature four lighting columns at a height of 6.0m.

2.6 The proposed development would also include additional planting to the boundary of the Padel Tennis courts and within the wider golf course site to ensure Biodiversity Net Gains.

2.7 In terms of the wider application site, the Council owned South Buckinghamshire Golf Course is located on the northern side of Park Road within the Parish of Stoke Poges.

2.8 The main clubhouse is situated approx. 150m from the main highway and is served by two car parks, one at the lower end of the site adjacent to Park Road and an upper car park adjacent to the clubhouse.

2.9 The site of the proposed Padel Tennis courts consists of an area of land located between the lower and upper car parks. The site area which has recently been cleared consisted of young trees within an area designated a priority habitat.

2.10 The remainder of the site is surrounded by mature trees and landscaping. None of the surrounding trees are subject of a tree preservation order.

2.11 The closest residential properties to the site are the Tithe Farm Nursing Home which lies approx. 125m to the west and the 'The Lodge' which lies approx. 76m to the south west.

2.12 The application is accompanied by:

- a) Proposed site plan and elevations
- b) Lighting Plans
- c) Tree Report and constraints plans

2.13 Amended and additional plans were received during the course of the application in relation to a parking statement, updated biodiversity information and an amended tree survey.

## **3.0 Relevant Planning History**

3.1 The site has a long planning history. The most recent planning permissions on the golf club site are listed as follows:

- 09/00471/FUL - Construction of new golf course facilities including clubhouse and greenkeepers building with ancillary car parking. Access off Parsonage Lane for greenkeepers maintenance vehicles: Conditional Permission
- 12/00532/FUL - Construction of new golf course facilities including clubhouse and greenkeepers building with ancillary car parking. Access off Parsonage Lane for greenkeepers maintenance vehicles (Amendment to that approved under Planning Permission 09/00471/FUL): Conditional Permission

#### **4.0 Summary of Representations**

- 4.1 Stoke Poges made representations to the proposal during the course of the application. The comments are summarised as follows:
- No objection to Courts in principle
  - Object to flood lights in the Green Belt.
- 4.2 All representations received from the statutory consultees, non-statutory consultees and other interested groups and organisations are set out in Appendix A of the Committee Report.

#### **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), February 2021.
- Planning Practice Guidance
- National Design Guidance, 2021
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Local Plan Appendix 5 (Conservation Areas)
- South Bucks District Local Plan Appendix 6 (Parking standards)
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Buckinghamshire Countywide Parking Guidance -2015
- Buckinghamshire Council Biodiversity Net Gain SPD - 2022

##### **Principle and Location of Development**

Core Strategy Policies:

CP5 (Open Space, Sport and Recreation)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

- 5.1 Within the Green Belt, new development is considered to be inappropriate with the exception of some limited specified forms of development. Inappropriate development is harmful to the Green Belt and should not be permitted except in very special circumstances.
- 5.2 The NPPF states that the provision of appropriate facilities for outdoor sports and recreation are not inappropriate as long as such facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In accordance with the NPPF in this regard, Local Plan Policy GB1 allows for essential facilities for outdoor sport, outdoor recreation or outdoor leisure. In this instance, the proposal does relate to the provision of appropriate facilities for outdoor sports and recreation and so, the proposal could be acceptable in principle, provided there is no conflict with the openness of the Green Belt.

- 5.3 The supporting text of Core Policy 5 of the Core Strategy highlights that open spaces, sports and recreational facilities are vital for enhancing people's quality of life and for promoting healthy living and social inclusion. This is also echoed in para. 92 of the NPPF which supports the need for healthy lifestyles through the provision of accessible sports facilities.
- 5.4 In addition to the above, there should be compliance with all other relevant Development Plan policies.

### **Green Belt**

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

R8 (Floodlighting)

- 5.5 The site lies in the Green Belt where development is strictly controlled. Policy GB1 sets out the types of development that may be permitted in the Green Belt and these include: (b) essential facilities for outdoor sport, outdoor recreation or outdoor leisure, in accordance with the policies in Chapter 7 of this plan (Leisure, Recreation and Tourism); (g) other uses of land and essential facilities for them which would not compromise the purposes of including land in the Green Belt and which would permanently retain its open and undeveloped character.
- 5.6 The policy goes to state that such development will only be permitted where it would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would be in accordance with policy EP3.
- 5.7 The NPPF contains the most up to date national policy. Para. 137 states that the Government attaches great importance to the Green Belt and that the fundamental aim is to prevent urban sprawl by keeping land permanently open. The essential characteristics are its openness and permanence.
- 5.8 Para. 147 states that inappropriate development is by definition harmful to the Green Belt and should not be allowed except in very special circumstances. Para. 149 sets out that new buildings will be considered inappropriate, subject to a number of exceptions. This includes the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries, and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 5.9 Para. 150 also states that certain other forms of development are also not inappropriate development provided they preserve openness and do not conflict with purposes. These include engineering operations and material change of use of land.
- 5.10 Thus, in order to determine whether or not the proposal would be inappropriate development in the Green Belt, its impact on openness and Green Belt purposes has to be assessed. Policy GB1 is not entirely consistent with this approach in the NPPF as it does not set out the above tests; however, the types of development that may be permitted broadly accord with the exceptions set out in NPPF para. 149. The other 'tests' relating to impact on Green Belt character and amenities (as opposed to openness and purposes) and the amenities of nearby properties and the locality in general are not related to inappropriateness but are relevant matters to be considered as part of the overall assessment and will be dealt with below.

- 5.11 In terms of the proposed Padel Tennis courts, they would be located adjacent to existing built form within the overall site including the car parks and clubhouse. The courts would themselves have any impact on openness, however the proposed walls/fencing would. In order to mitigate against their impact on the open Green Belt and alongside the rural surroundings, the surround of the courts would comprise of 3-metre high toughened glass. The use of glass and mesh would reduce the visual impact of the proposal in the open Green Belt by permitting views through. The glass surrounding walls are required in connection with the sporting use on site and they are considered to have been appropriately designed and scaled given their intended use. They are not considered to be overlarge or unduly harmful to the Green Belt setting.
- 5.12 Each court would also be served by four floodlights of a height of 6 metres. Whilst the lighting columns would have some impact on openness, they have been designed so that they are sleek with modest sized light fittings. The lights would be down-facing, helping to reduce light spillage and visual intrusion into the surrounding Green Belt. These factors mean that the impact on the Green Belt would be acceptable. Officers also note that the existing site (specifically the adjacent car park area) is already served by lighting on similar styled columns. Considering the existing site circumstances, the proposed lighting columns would not be unduly harmful to the openness of the Green Belt.
- 5.13 In addition, proposals for floodlights are specifically referred to in Policy R6 of the Local Plan which states that, in the Green Belt, proposals for floodlights will only be permitted where they would not adversely affect the character or amenities of nearby properties or the locality in general having regard to: (a) The impact of light, and (b) the appearance of the structures, and (c) the increased level of activity resulting from the lighting. Policy R6 goes on to say where floodlighting is permitted conditions will be imposed to ensure light does not unduly spill beyond the playing area and to restrict the times of illumination.
- 5.14 Impacts of the flood lights in terms of character and amenity are addressed further in the report below. However, in terms of the impact on the wider Green Belt, as highlighted above, due to the existing site circumstances, the proposed floodlights are considered to maintain the openness of the Green Belt. Similarly, due to the use of the wider site and the fact there are flood lights already serving the site, no objections could be reasonably raised in terms of their impact on the Green Belt in terms of visual impact and illumination.
- 5.15 In summary, the proposed Padel Tennis courts are considered to align with paragraph 149 b of the NPPF. In addition, the proposal would not be contrary to any of the purposes of the Green Belt as laid out in paragraph 138 of the NPPF. The proposal would be considered appropriate development within the Green Belt.

### **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation) TR7 (Traffic generation)

- 5.16 The proposed Padel Tennis courts would not result in any changes to the existing vehicular access to the golf course site. It is anticipated that users of the court would share the access and parking facilities on the existing site.

- 5.17 The Council's Highway officer has reviewed the proposal and does not raise any issues in terms of highway safety impacts. It is considered that the vehicular trips associated with the proposal can be incorporated into the existing site and adjoining public highway without causing any safety or traffic impact concerns.
- 5.18 In terms of parking, no additional spaces would be created as part of the proposal. In line with the Buckinghamshire Car Parking Guidance two spaces per court would be required. The existing car park at South Buckinghamshire Golf Club has a capacity of 126 spaces with the maximum numbers of golfers on site amounting to 116 spaces. Based on this it is considered that the existing car parking capacity would be satisfactory in terms of supporting the development. Council Highway officers do not raise any objections in relation to parking. A condition is recommended should planning permission be forthcoming in relation to a construction traffic management plan.

### **Raising the quality of place making and design**

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development) EP4  
(Landscaping)

EP6 (Designing to Reduce Crime)

- 5.19 The proposed Padel Tennis courts would be of a functional design appropriate for their use and would include boundary fencing and an artificial playing surface. In addition, each court would be served by four floodlights.
- 5.20 Officers consider that in the context of the wider site as a sports facility, the proposed development would not appear incongruous in terms of character and appearance.
- 5.21 Notwithstanding the above, the proposed Padel Tennis courts would be set back within the site and would not be prominent within the streetscene when viewed from Park Road.
- 5.22 The application site is located adjacent to two heritage assets. The boundary of the Stoke Park Conservation Area is located opposite the golf course on the south side of Park Road. In addition, Tithe Farm Nursing Home (to the south west) is a Grade II listed building. Due to the separation distance of 85m and 100m respectively, it is considered that no undue harm would occur as a result of the proposed Padel courts on the setting of these identified heritage assets.
- 5.23 In terms of the proposed floodlighting columns. Officers note that there are existing lighting columns within the parking area of the golf club. It is considered that the columns in association with the Padel Tennis courts would not appear out of character.

### **Amenity of existing and future residents**

Local Plan Saved Policies:

EP3 (The use, design and layout of development) EP5 (Sunlight  
and daylight)

R8 (Floodlighting)

- 5.24 The proposed Padel Tennis courts would be located sufficiently away from residential properties. The closest residential dwellings being located 76m away (The Lodge) and 125m away (Tithe Farm Nursing Home). Due to the separation distances and the use of the wider site as a sports facility, it is considered that no unacceptable impacts in terms of noise and general disturbance would result.

- 5.25 As previously highlighted, each court would be served by four floodlights. However, these would be located away from residential properties. Supporting information demonstrates that there would be little light spill beyond the playing courts and the proposed flood lighting would be angled inwards towards the playing courts. It would be recommended that a planning condition be attached to ensure appropriate switch off times.
- 5.26 In summary, it is considered that the proposed Padel Tennis courts would not give rise to any unacceptable impacts in terms of residential amenity.

## **Ecology & Trees**

### **Core Strategy Policies:**

CP9 (Natural environment)

CP13 (Environmental and resource management). EP4

(Landscaping)

L10 (Proposals involving felling or other works affecting trees covered by a Tree Preservation Order)

- 5.27 The site is not subject to any tree preservation orders. However, a number of trees have been removed to allow space for the proposed development. In addition, it is anticipated that further tree removals would be required to facilitate access to the courts, including the perimeters. A total of 15 trees would require removal (these are broken down as x4 category U, x9 category C and x2 category B).
- 5.28 The Council's Tree officer has questioned the need to remove some of the trees identified (T8 to T12) and would require clarification on a replanting scheme. On balance, officers consider that the tree loss would not substantiate a reason for refusal on this matter alone, as it is noted that a comprehensive replanting scheme would be proposed as part of the scheme. This is addressed as part of the Ecology matters as follows.
- 5.29 As highlighted above, a number of trees have been removed to facilitate the Padel Tennis courts. The subject land within the golf course site is designated as a Habitat of Principle Importance by Section 41 of the Natural Environment and Rural Communities Act. The Padel Tennis court would be located in an area designated as Principle Habitat of Deciduous Woodland.
- 5.30 During the course of the application the applicant has worked with the Council Ecology Officers to produce a scheme to off-set the harm that the proposal would have on the priority habitat. In addition, it is required that the development should achieve net gains in biodiversity in line with paragraph 179b of the NPPF.
- 5.31 The biodiversity mitigation and net gain scheme has identified a number of areas within the wider golf club site which would provide opportunities for planting habitat rich species. As a result, a scheme of tree planting would ensure satisfactory off-setting for the loss of existing trees and would result in net gain for biodiversity across the site. In total it is anticipated that there would be a net gain of approx. 67.6%. This would meet policy requirements and would align with the guidance set out in the Council's adopted Biodiversity Net gain Supplementary Planning Document SPD.
- 5.32 In terms of protected species, mitigation reports and measures have been submitted in relation to Great Crested Newts (GCN), due to the presence of a number of ponds within the wider golf club site. Ecology officers have reviewed the information and are satisfied that this can be controlled by planning condition.

- 5.33 The proposed flood lighting has the potential to impact on bats within the area. In order to mitigate the impact of light on bats it has been agreed that the applicant would be required to adhere to switch-off points for the lighting. This can be controlled by planning condition.
- 5.34 In summary, the proposed development would provide satisfactory mitigation and enhancements in relation to trees and biodiversity.

### **Flooding and drainage**

Core Strategy Policies:

CP13 (Environmental and resource management)

- 5.35 The site is not located in any areas at risk of flooding in terms of fluvial or surface water. An informative would be added to the permission to ensure hard surfacing consists of permeable surfaces. Supporting documents highlight that the use of soakaways would be incorporated as part of the proposal in order to deal with surface run-off.

## **6.0 Weighing and balancing of issues / Overall Assessment**

- 6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
  - c. Any other material considerations
- 6.3 As set out above it is considered that the proposed development would accord with the relevant development plan policies.
- 6.4 Local Planning Authorities, when making decisions, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 6.5 As such, it is considered that it would be fair and reasonable for planning permission to be granted in this instance.

## **7.0 Working with the applicant / agent**

- 7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance, further information was submitted by the applicant to address concerns relating to biodiversity impacts of the proposal.

## 8.0 Recommendation: Conditional Permission

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.  
Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990. (SS01A)
2. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved and the submitted application form.  
Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.
3. The floodlights lights hereby permitted shall not be illuminated except between the hours of:
  - 8.00 and 22:00 daily within the months of November, December, January and February
  - 8.00 and 18:30 GMT/ BST: 19:30 daily within the month of March
  - 8.00 and 20:30 daily within the month of April
  - 8.00 and 21:15 daily within the month of May
  - 8.00 and 21:45 daily within the month of June
  - 8.00 and 21:30 daily within the month of July
  - 8.00 and 20:45 daily within the month of August
  - 8.00 and 19:45 daily within the month of September
  - 8.00 and 18:45 BST/ 17:45 GMT daily within the month of October the flood lights shall not operate outside these hours.Reason: In the interests of residential amenity and biodiversity in accordance with NPPF, Core Policy 9 of the South Bucks District Core Strategy (2011) and Local plan Policy EP3 of the South Bucks District Local Plan (1999)
4. The floodlights hereby approved shall be erected and maintained in accordance with the details set out in the Lighting Design Document P.A. 03 R2 dated 16.12.2022.  
Reason: In the interests of residential amenity and biodiversity in accordance with NPPF, Core Policy 9 of the South Bucks District Core Strategy (2011) and Local plan Policy EP3 of the South Bucks District Local Plan (1999)
5. The development shall be implemented in accordance with the agreed mitigation plan (Non licensed method statement for Great Crested Newts, South Bucks Golf Course, Sylvatica, August 2023). Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following; a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.  
Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9 of the South Bucks District Core Strategy.
6. No development shall take place (including demolition, ground works, vegetation clearance) unless and until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:
  - a) Description and evaluation of features to be managed, including bat and bird boxes,

reptile hibernaculum.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management which will (without limitation) include the provision of biodiversity net gain within the site as shown within the Biodiversity Gain Plan
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions, including creation of woodland buffer.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall be for no less than 30 years. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9 of the South Bucks District Core Strategy.

- 7. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)

- 8. Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

9. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

**List of approved plans:**

<u>Received</u>	<u>Plan Reference</u>
3 Jan 2023	2022 CAS 047 010 Rev A
3 Jan 2023	2022 CAS 047 011
3 Jan 2023	2022 CAS 047 013
3 Jan 2023	2022 CAS 047 015
3 Jan 2023	2022 CAS 047 016
4 Sep 2023	2022 CAS 047 017

**INFORMATIVE(S)**

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defense against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

**Appendix A: Consultation Responses and Representations Appendix**

**Appendix B: Site Location plan**

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

None received at the time of drafting the report.

### Stoke Poges Parish Council Comments

No objection to the courts in principal however we object to the floodlights with the Green belt and if minded to approve conditions should be attached. Policies R8 (a), (b) & (c) and C9 apply.

### Consultation Responses

#### **Tree Officer dated 10<sup>th</sup> March 2023**

Following our site visit and discussions on site with the applicant I have reviewed the current proposals and have the following comments:

- Layout drawing 022 CAS 047 013 still illustrates the removal of all trees adjacent to the car park when during discussions it was agreed that oak trees T5, T6, T8 – T12 could be retained as the car park would be used for storage area and site office. The only tree that required removal if required was T7 hawthorn because of proposed footpath to facility.
- Tree Protection Plan (6 March 2023) illustrates the oak trees mentioned above. This plan also illustrates the removal of T19 -T21 as discussed and agreed on site with appropriate semi-mature replacement trees which are indicated on the plan (no details on size/species).
- AIA by Bartlett (6 March 2023) table 3 clarifies oak trees T8 – T12 are to be removed and hawthorn T7. As outlined I thought it was agreed that these trees could be retained on site even if picnic table/seating area was going to be situated in this part of the site. T19 -T21 are shown to be removed as well as other oak trees T18,T22, T23 which were also originally shown to be removed and agreed on site. T24 oak is now shown as being retained. In summary clarification is required why T8 – T12 are now being proposed to be removed when it was agreed on site these could be retained.

Clarification is required on the agreed replacement semi-mature oaks with details of species and size specification which could be confirmed as part of an agreed landscape scheme.

#### **Highways Officer dated 12<sup>th</sup> April 2023**

Park Road is classified as the B416 and in this location is subject to a speed restriction of 40mph. Proposals include the provision of two outdoor all-weather tennis courts.

In terms of trip generation, having interrogated the TRICS(R) (Trip Rate Information Computer System) database, I consider that a tennis court in this location would have the potential to generate in the region of 22 vehicular movements per court, per day. As this is the case, the development as a whole would have the potential to generate in the region of 44 vehicular movements (two-way) per day. Whilst I am confident that this level of vehicular movements can be accommodated onto the Local Highway Network in the vicinity of the site, the access arrangements serving the site will need to be assessed in order to determine its suitability to accommodate the level of vehicular movements anticipated.

As Park Road is subject to a speed restriction of 40mph, visibility splays of 2.4m x 80m are applicable, commensurate with current Manual for Streets guidance. Having reviewed the submitted plans and correlated with a plan showing the extent of the publicly maintained highway in this location, I can confirm that these splays are achievable from the proposed access point.

In terms of parking provision, I note that the Buckinghamshire Countywide Parking Guidance (BCPG) states that in this location, 2 parking spaces per court would be required. There would be no increase in parking provision as a result of the proposals, and as such the site would be reliant on the existing parking provision of 126 spaces. Whilst the BCPG does not have specific standards in relation to golf courses, the applicant has provided information as the maximum number of golfers on the course at any one time (116), which, if every visitor to the site drove their own vehicle, would result in 116 vehicles on site at any one time, and 10 spaces being available for users of the golf course. In reality, this number of spaces is unlikely to be reached. Further to this, there is also an overflow parking area on site (40 spaces) should the car park reach capacity. As this is the case, I do not consider that the proposals would have a detrimental effect on highway safety and convenience.

Mindful of the above, I have no objection to the proposals, subject to a construction traffic management plan condition being included on any planning consent that you may grant.

#### **Great Crested Newt Officer: received 8<sup>th</sup> August 2023**

No Objection subject to condition regarding the provision of a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents.

The applicant has provided a non-licensed method statement for great crested newts. We are satisfied with the provided document and provide a compliance condition to ensure it is adhered to.

#### **Ecology Officer:**

No Objection, subject to conditions

#### **Sports England: received 20 January 2023**

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par.

003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.

#### **Representations**

1 comment has been received supporting and this is summarised as:

- reference to acts of parliament which would permit the use of the subject land for recreational purposes
- proposal would not be detrimental to heritage assets
- opportunities for local people to participate in padel tennis health benefits
- good for the business of the golf clubhouse

No comments have been received objecting to the proposal.