



Report to South Buckinghamshire Area Planning Committee

Application Number:	PL/19/2423/FA
Proposal:	Construction of footgolf and adventure golf facilities
Site Location:	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND
Applicant:	Wexham Park & Golf Leisure Ltd
Case Officer:	Mr Graham Mansfield
Ward affected:	Stoke Poges and Wexham
Parish Council:	Wexham Parish Council
Date valid application received:	11 July 2019
Statutory determination date:	15 July 2020
Recommendation:	Conditional Permission

1.0 Summary & Recommendation / Reason for Planning Committee Consideration

- 1.1 The application proposes the construction of footgolf and adventure golf facilities within the confines of the existing Wexham Park 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 site is currently used for the practice and playing of golf and 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 support the local, rural economy and 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 application has been referred to Planning Committee following discussion between Officers and the Chairman. In the interest of the wider public it is considered that the application would benefit from further public scrutiny.

1.4 Recommendation – Conditional permission.

2.0 Description of Proposed Development

2.1 The application proposes the construction of footgolf and adventure golf. The works would comprise:

- The construction of a new 18 hole adventure golf course that will also require the re-profiling of the land (maximum heights of 3 metres);
- Remodelling of the existing 9 hole footgolf course and the importation of soil to enable the remodelling;
- New irrigation lagoon/pond;
- Provision of a mixture of new hard and soft landscaping features and native planting including new trees;
- A new boundary fence around the adventure golf facility and incorporation of low level footpath lighting;

2.2 Wexham Park Golf Club covers a total of 77.64 hectares with associated amenities and includes a secondary area to the west of the site across Wexham Street (included in the 77.64 hectares). The course is bounded by properties fronting Rowley Lane to the north, Wexham Street to the west, Wexham Park Hospital to the south and agricultural field/woodland heading towards Black Park Road and the A412 Uxbridge Road to the east. The vehicular entrance to the site is sited on the east side of Wexham Street leading to a car parking area consisting of 267 spaces and club house.

2.3 The closest residential properties to the application are located on Wexham Street, opposite and adjacent to the golf club entrance.

2.4 The application is accompanied by the following documents:

Planning Statement

Design and Access Statement

Transport Assessment

Arboricultural Report

Construction Environmental Management Plan

Environmental Investigation Report

Heritage Statement

Ecological Appraisal

Surface Water Management Plan

- 2.5 Amended plans were received during the course of the application which omitted a secondary access road to the site from the south. In addition, a bund was introduced towards the front of the site.

3.0 Relevant Planning History

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

- 3.1 17/01947/FUL - Part single/part two storey/part first floor front/side extensions incorporating side dormers and replacement driving range incorporating link to club house; Conditional permission, July 2018
- 3.2 18/00060/FUL - Remodelling and reconfiguration of golf course, addition of flood lights to driving range and associated works; Conditional permission, July 2018
- 3.3 PL/18/4145/NMA - Non material amendment to planning permission 17/01947/FUL (Part single/part two storey/part first floor front/side extensions incorporating side dormers and replacement driving range incorporating link to club house.); Accepted; February 2019.

4.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019.
- Planning Practice Guidance
- National Design Guidance, October 2019
- 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 6 (Parking standards)
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- The publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. This document has now

gone through the consultation stage. However, given that draft Local Plan has yet to be examined by the Planning Inspectorate, only limited weight can currently be given to this document.

Principle and Location of Development

Local Plan Saved Policies:

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

GB4 (Employment generating and commercial development in the Green Belt (excluding Green Belt settlements)),

- 4.1 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;
- 4.2 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.
- 4.3 The NPPF contains the most up to date national policy. Para. 133 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.
- 4.4 Para. 143 states that inappropriate development is by definition harmful to the Green Belt and should not be allowed except in very special circumstances. Para. 145 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.
- 4.5 Para. 146 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.
- 4.6 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. 145. 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.

Impact on openness of the Green Belt and its purposes

- 4.7 It is noted that objections have been received in relation to the proposed development in terms of its impact on the Green Belt. The proposed re-profiling of the footgolf facility and the proposed adventure golf facilities does not reduce openness and would perpetuate and promote the use of the area for outdoor sport and recreation. The proposed earthworks will not necessarily reduce the openness of the site, although they are likely to reduce and shorten the views across the site, and there may be better, longer and more expansive views across the surrounding landscape from the tops of the mounds.
- 4.8 Thus, whilst the proposal will involve some changes to the physical appearance of the site and landscape in terms of ground re-modelling, together with the introduction of new landscaping features associated with the adventure golf facility. It is not considered that this will materially affect Green Belt openness given the existing nature and use of the site and that, in time, it will be appropriately landscaped with the enhanced planting which is proposed. In summary, there is no objection in terms impact on openness.
- 4.9 With regard to Green Belt purposes, these are listed in para. 134 of the NPPF:
- a) To check the unrestricted sprawl of large built up areas
 - b) To prevent neighbouring towns merging into one another
 - c) To assist in safeguarding the countryside from encroachment
 - d) To preserve the setting and special character of historic towns
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 4.10 In respect of a) the proposal will not have the effect of increasing urban sprawl, the use and its associated components being in the main open, natural features. The site will remain essentially rural.
- 4.11 In respect of b), it is noted that the site lies between the built up area of Slough (to the south) and the village of Wexham Street to the north. However, given the nature of the proposal and that it will retain the open, rural character and appearance of the site, it is not considered that any such merging will occur. Officers note that there would be no built form in respect of the proposals.

4.12 In respect of c), as noted above, the site will remain essentially open and rural in character, albeit in the short term, there will be significant visual change and the proposed landscaping will take some time to establish. Whilst there is likely to be an increase in the number of users of the site than had been the case with the previous use, overall the site will evidently remain part of the countryside.

4.13 In respect of d) and e) these are not directly relevant to the application site.

Landscape and visual Impact

Core Strategy Policies:

CP8 (Built and historic environment)

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

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

4.14 Wexham Park Golf Club is well established golf course. As highlighted previously the proposal would seek to re-profile land relating to the foot golf facilities as well as providing an additional adventure golf facility. Both uses are considered compatible with the existing golf land uses.

4.15 In terms of the re profiling of the foot golf facilities, the re-profiling of the landscape is considered not be prominent or incongruous when viewed in the context of the surrounding site. The existing site contains a number of graded areas and also contains water bodies similar to the lagoons as part of the foot golf facility.

4.16 In addition, the proposed alterations would also include alterations to the planting and trees on site. The applicant has put forward that the proposed landscaping scheme would be a benefit to the local area in terms introducing more native species and wetland/pond creation.

4.17 In terms of the visual impact of the adventure golf facility, this would include soft and hard landscaping in the form in of trees, grasses and shrubs. In addition, there would be a number of rock features, pathways, waterbodies and bridges. Officers consider that such element would not appear out of place considering these are features found in the existing golf course site.

4.18 Officers consider that further details would need to be obtained via a landscaping condition. The proposed plans have been reviewed by both the Council's Landscape officer and tree officer, to which no objections have been raised.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

- 4.19 The visual impact of both the adventure golf and the re-profiled foot golf has been addressed in the report above. However, it is noted that representations have been received in relation to the impact of the adventure golf on the privacy and disturbance on neighbouring residential properties.
- 4.20 The closest properties to the proposed adventure golf facility are located on the opposite side of the road on Wexham Street. These consist of a pair of semi-detached two storey dwellings known as 'Fir Tree Cottage' and 'Yew Tree Cottage'.
- 4.21 The front elevation of these properties, which contain habitable windows would be located some 33 metres from the western boundary of the proposed adventure golf facility. Officers consider that these distances would ensure that no undue impacts in terms of privacy would occur. In addition, at ground level, the proposed adventure golf facility would be partly obscured by the proposed bund to the front boundary of the WPGC site.
- 4.22 In terms of noise, officers recognise that the adventure golf facility would concentrate an element of golf play to the front of the current site, which currently does not exist. However, it is considered that the potential noise generation from a use such as this would not result in unacceptable disturbance to neighbouring residents.
- 4.23 Notwithstanding the above, it is recommended to attach conditions to control the opening hours of the adventure golf element in order to protect neighbouring residential amenities.
- 4.24 In addition to the above, it is noted that the pathways of the adventure golf facility would benefit from low level bollard lighting. However, owing to the nature of such lighting and the fact that the facility is screened by an earth bund, it is considered that there would not be any undue impacts in terms of light nuisance. Officers would also note that no part of the overall development would include the provision of flood lights.
- 4.25 In terms of the proposed construction as a result of the remodelling of the course, there would be some additional traffic as a result of the importation of soil. However, such disruption would be temporary and therefore the Local Planning Authority would not be able to substantiate a reason for refusal on these grounds. In any event, conditions would be attached in relation to the control of construction traffic and these are dealt with in the section below.
- 4.26 Overall, it is considered that the proposed development would not lead to unacceptable impacts in terms of residential amenities.

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)

TR10 (Heavy goods vehicles)

- 4.27 In terms of the proposed development, officers note that a foot golf facility already exists on site. It is considered that this element of the proposal would not lead to undue impacts in terms of trip generation to and from the site. It is anticipated that the proposed adventure golf facility would have the potential to generate 24 vehicular movements (two-way) per day. However, due to the nature of the facility, these traffic movements would be expected to take place outside of peak traffic times and on weekends. Noting this, it is considered that the proposed intensification of the golf use would have an acceptable impact on the Highway network. The Council's Highway officers have raised no objections in this regard.
- 4.28 In terms of car parking WPGC benefits from a large car park which accommodates 267 car parking spaces. A Transport Assessment provided with the application has investigated peak demands across the whole site including the existing golfing facilities. Demand has been measured at the site using based on arrival and departures to the site. It is envisaged that typical high demand for spaces for the proposed adventure golf and existing golf facilities would fall over a weekend period. It is outlined that at the peak of demand a total of 172 spaces would be required. Officers would note that the existing site would be able to accommodate the demand of the proposed development without resulting in parking pressure on neighbouring roads.
- 4.29 The submitted Transport Assessment also outlines impacts on the local highway network in relation to construction. It is highlighted that the proposed re-profiling works would bring in 90,703m³ of soil into the site. This would result in 160 vehicular movements per day over a 16-week period. It is also noted that a previous permission for part of the site also involved an element of remodelling and construction work over a 44-week period. Highway officers are content that the cumulative construction period and its impact on the Highway network would not raise any significant concerns.
- 4.30 The information in the Transport Assessment in regards to deliveries have been reviewed by the Highways Authority who are satisfied that the surrounding highway network could accommodate the proposed vehicular movements. However, this would be subject to a condition which would require the applicant to submit a comprehensive construction management plan which would be required to demonstrate the safe management of the site during the periods of construction.
- 4.31 The Strategic Access Officer has also raised no objections regarding the impact of the scheme subject to an informative.

4.32 Subject to the above conditions and a further condition restricting the hours of deliveries and construction movements and an informative, it is considered that the proposal would not have an unacceptable impact on the surrounding Highway network or public footpaths in accordance with paragraph 109 of the NPPF and Policy TR7 of the South Bucks District Local Plan (1999).

Environmental issues

Core Strategy Policies:

CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP16 (Hazardous substances)

4.33 The proposed re-profiling of the foot golf facilities and proposed adventure golf facility would result in the importation of soil into the application site. The material to be imported into the site is clean naturally occurring soil. The Design and Access statement advises that the materials to be imported will be in accordance with the CLAIRE Code of Practice Guidance which requires a Materials Management Plan to be produced to evidence that the materials are suitable and have certainty of use.

4.34 The above has also been noted by the Local Authority Waste and Minerals officer and as such, no objection are raised in this respect subject to a condition to ensure waste materials are not brought onto site.

4.35 In addition to the above, the proposal would also involve changes to existing ground levels within the site. An environmental investigation report has been submitted with the application which has dealt with the current ground conditions within the site. The report has not identified any contaminants within the site which would warrant further investigation. The report has been reviewed by the Council's Strategic Environment officer who agrees with the findings.

4.36 Notwithstanding the above, it would be necessary to attach a condition to any permission to ensure that any unexpected contaminants are reported to the Council. Noting the above, no objections are raised and the proposal would be acceptable in terms of environmental issues.

Flooding and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

4.37 The Local Lead Flood Authority initially raised concerns in relation to insufficient information in relation to surface water management. The Local Planning Authority had worked with the applicant during the course of the application to ensure that a satisfactory surface water management was produced.

- 4.38 The proposed alterations to the site would include a surface water management system which would make use of swales and the re-profiled land to enable surface water run-off to be captured by the attenuation ponds and lagoons within the site.
- 4.39 The LLFA have no objection to the proposed management of surface water on site, subject to the submission of detailed drainage designs and maintenance plans. It is considered that such details could be secured by condition.
- 4.40 Overall, no objection is raised. It is considered that the surface water methods presented would sufficiently contain any potential flood risk within the site and would therefore be in accordance with paragraph 165 of the NPPF.

Ecology

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

- 4.41 Core Strategy Policy CP9 seeks a net gain in biodiversity resource, maintaining existing ecological corridors. It also seeks the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas and on other non-designated land maintaining existing ecological corridors and avoiding habitat fragmentation. The NPPF seeks to protect sites of biodiversity and to minimise impacts and provide net gains; para. 175 sets out criteria that should be considered in determining planning applications.
- 4.42 Officers note that the remodelling of the foot golf area would include the planting of native tree species and would provide bodies of water in relation to the proposed lagoons. Both of these features would have the potential to support bio-diversity.
- 4.43 The application has been accompanied by an ecological survey of the site which gives consideration to potential protected species on site. This document has been reviewed by the Council's Ecology consultant who considers that due regard has been given to protected species and habitats within the application site.
- 4.44 It is considered that conditions would be necessary to ensure that the development is carried in accordance with the recommendations set out in the Ecological appraisal and that the details of the ecological enhancements are submitted to the Local Planning Authority for approval.
- 4.45 Subject to the above, no objections are raised.

Infrastructure and Developer Contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

4.46 The type of development proposed would not be liable for CIL contributions having regard to the Community Infrastructure Levy regulations. No other planning obligations would be required for a development of this nature.

Weighing and balancing of issues / Overall Assessment

4.47 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.

4.48 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

4.49 As set out above it is considered that the proposed development would accord with development plan policies.

4.50 Local Planning Authorities, when making decisions of a strategic nature, 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.

Working with the applicant / agent

4.51 In accordance with paragraph 38 of the NPPF (2019) 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.

4.52 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.

4.53 In this instance the applicant was provided with pre-application advice and the applicant/agent was updated of any issues after the initial site visit. Amended plans were received during the course of the application that omitted a permanent second access. In addition, a further earth bund was added as part of the proposal. Officers also worked with the applicant to allow the necessary surface water drainage solutions to be submitted.

5.0 Recommendation:

5.1 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. (SS01)

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. No part of the development shall commence until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of:

- Construction access
- Vehicle parking for site operatives and visitors
- Loading/off-loading and turning areas
- Site compound
- Storage of materials
- Precautions to prevent the deposit of mud and debris on the adjacent highway
- Internal routing of construction vehicles and safe management of the public using Footpath WEX2/2
- The one-way in-and-out routing system for HGVs
- How the construction phase of the development would generate no more than 160 HGV movements per day (two-way).

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: To minimise danger and inconvenience to highway users.

3. Deliveries to the site during the construction period will only be made between the hours of 10am and 3pm.

Reason: To minimise danger and inconvenience to highway users.

4. The development hereby permitted shall be undertaken in accordance with the recommendations to protect species including bats, reptiles and nesting birds provided within Preliminary Ecological Appraisal Report produced by Environmental Business Solutions (September 2019). Should any protected species be encountered works must cease immediately and advice sought from a suitably qualified ecologist.

Reason: The prevention of harm to protected species within and outside the site in accordance with Core Policy 9: Natural Environment of the South Bucks Core Strategy (2011).

5. Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes, Hedgehog domes and other appropriate features.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Bucks Core Strategy (2011) and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

6. Prior to the commencement of the Development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a fully detailed landscaping scheme / strategy shall be implemented in accordance with a timetable and details which shall have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but is not limited to the following:-
- Indications of all existing trees and hedgerows on the land, with details of those to be retained, and those to be felled being clearly specified.
 - Details of proposed planting heights, spacing and species.
 - Details and appearance of proposed hard landscaping within the adventure golf facility
 - Details of the phasing / timing of the planting which shall include the provision of structural areas early in the development
 - Details of maintenance and management of the landscaping to ensure that it is maintained over the lifetime of the development.

The development shall be carried out in accordance with the approved details and fully maintained in accordance with the approved maintenance and management details.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (ST02)
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
8. In implementing this planning permission, the developer shall ensure that the existing soil levels around the boles of the trees to be retained are not altered. (ST04)
Reason: To ensure that the trees are not damaged during the period of construction. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
9. 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.)
10. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological

context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
- Flow depth
- Flow volume
- Flow direction

Reason : The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

11. Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason :The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

12. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13. The adventure golf facility hereby permitted shall not operate before 8am or after 9.30pm on Monday to Sunday.
Reason: To protect the amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
14. Prior to commencement of any works a Material Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details to demonstrate that the material deposited on site does not constitute waste and should include details of the proposed 'recovery sites' and how the soils are tested before entering the application site. The development shall be carried out in accordance with the approved details.
Reason: To ensure waste materials are not incorporated into the proposed development.
15. 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>
10 Dec 2019	1675.105.0 Rev A
3 Jun 2020	1675.104 Rev B
10 Dec 2019	1675.108.0
12 Nov 2019	1685.14 Rev A
12 Nov 2019	1675.106 Rev A
29 Oct 2019	1675.101
11 Jul 2019	1675.102
11 Jul 2019	1675.78
3 Jun 2020	1675.103 Rev A

INFORMATIVE(S)

1. Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months.
2. Removal of any vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.
3. INFORMATIVE - For the avoidance of any doubt this application has been assessed on the basis that the materials to be brought on to the site in order to carry out the regrading and

contouring of the land are not 'waste'. Any importation of waste would not be in accordance with the terms of this permission and would be in breach of planning control. A further full application would be required.

The applicant's attention is however drawn to the following information:

Environmental Permitting (England & Wales) Regulations 2016

Under the provisions of the Environmental Permitting (England & Wales) Regulations 2016, where waste is to be used, treated, stored or disposed of on a site; an Environmental Permit or an exemption is required. The Environmental Permitting Regulations do not apply where it can be demonstrated that the material is not waste. To demonstrate that material is not waste, it must be shown that the material is suitable for use (not a risk to human health or the environment), that it will actually be used and that a defined amount of material will be used and no more.

Waste can only be used on the site where it has been generated or on another site if:

- an Environmental Permit is in place (authorising the use of waste);
- an exemption is in place (exempts use of waste);
- is used in compliance with the CL:AIRE Definition of Waste Code of Practice (demonstrating material is no longer waste);
- has been manufactured in accordance with the WRAP Protocol (demonstrating material is no longer waste).

The applicant should contact the Environment Agency to discuss whether an Environmental Permit is required. CL:AIRE Definition of Waste: Code of Practice

The CL:AIRE Definition of Waste: Code of Practice provides operators with a framework for determining whether or not excavated material arising from a site during remediation and/or land development works are waste or have ceased to be waste.

Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution;
- treated materials can be transferred between sites as part of a hub and cluster project;
- some naturally occurring clean material can be transferred directly between sites. Where material is demonstrated not to be waste and is to be used on a site under the CL:AIRE Definition of Waste Code of Practice, a declaration is made to CL:AIRE and the Environment Agency are notified.

Information for Developers and guidance documents can be found online at:

http://www.southbucks.gov.uk/information_for_developers

4. This permission shall not be deemed to confer any right to obstruct the public footpath crossing the site which shall remain open and available unless legally stopped up or diverted under Section 257 of the Town and Country Planning Act 1990, or temporarily closed by Traffic Regulation Order under Section 14 Road Traffic Regulation Act 1984.

5. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

6. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
7. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)

APPENDIX A: Consultation Responses and Representations

Parish/Town Council Comments

Wexham Parish Council

Firstly there is a proposal for a Public Rights of Way diversion. We see no valid reason for this other than to accommodate the sites planned requirements, we therefore object to this part of the application.

Secondly in relation to the proposed new entrance and the original entrance to the site, we feel there is no clarification as to the finality of the original entrance once the new entrance is in place. My Parish Council would wish to see the original entrance & its footprint returned to grassland.

Thirdly my Parish Council have concerns as to the environmental impact that these plans have on the local area & adjacent residential dwellings. We would wish to see strict controls in regard to operating hours for users of the facility and for delivery vehicles to the site.

As the application stands at present we as a Parish Council object to the application. We would have hoped to see that the site owners would have provided some public consultation prior to the submission of this application.

Lead Local Flood Authority (SUDS)

Initial Comments: Holding objection due to the lack of supporting evidence.

Further Comments: LLFA has no objection to the proposed development subject to conditions.

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Surface Water Management Plan (L0230_Wexham_GC_SWMP_Rev3_Issue_20200518, May 2020, Hydro International)
- Phase 4 – Grading Plan (1675.103 Rev A, 1st June 2020, Weller Designs Limited)
- Phase 4 – Cross Section (1675.104 Rev B, 1st June 2020, Weller Designs Limited)

The concerns raised by the LLFA in previous consultee responses have been addressed; therefore the LLFA removes their objection to the proposed development subject to the following planning conditions listed below being placed on any planning approval.

Flood Risk

To address the concerns regarding the proposed grass mound and the existing flood risk at the site, the applicant has instead proposed a series of smaller grass mounds which will be constructed in the direction of flow. This will allow surface water to flow through the mounds rather than be backed up along Wexham Street. Gravel channels along both sides of the mound will also direct surface water flows towards the existing watercourse along its natural flow path.

The site has been spilt into two sub-catchments; catchment A and catchment B, the proposals include re-profiling meaning that the area of catchment B will be reduced. The gradients of the site will be reprofiled; both catchments have been modelled to ensure that there is no increase in flood risk downstream of the site.

Surface Water Drainage

Ground investigations have been completed which demonstrate that infiltration is not a viable method of surface water disposal (appendix C, May 2020). Catchment A and B will manage surface water separately. To manage the surface water runoff generated by catchment A will be managed by a swale, which will discharge into the existing watercourse to the south of boundary. Complex controls have been proposed to ensure that the surface water runoff rate complies with S3 of the Non-Statutory Technical Guidance for Sustainable Drainage Systems (defra, 2015). Surface water runoff for the 1 in 2 year, 1 in 30 year and 1 in 100 year storm event will be discharged at 36.3l/s, 86 l/s and 116.5l/s respectively.

Surface water runoff generated by catchment B will be discharged into a Water Storage Lagoon, which is also shown to take water from outside the red line boundary to the north of the site. Calculations have been provided to demonstrate that the flows from upstream of the catchment can also be attenuated within the proposed Lagoon.

The applicant must demonstrate their compliance with the water quality assessment criteria (Section 26, CIRIA SuDS Manual, 2015) to ensure that pollution is adequately managed. Often a combination of various SuDS components are required to meet the criteria.

At detailed design a full surface water drainage drawing must be submitted to demonstrate the connectivity between all surface water drainage components.

Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding are required. Any onsite flooding between the 1 in 30 and the 1 in 100 plus 40% climate change storm event should be safely contained on site. These calculations must include details of critical storm durations, and demonstrate how the proposed system as a whole will function during different storm events. If any flooding occurs for the 1 in 100 year plus 40% climate change event, then we require details of where this flooding will occur and the volume of the flooding.

I would request the following conditions be placed on the approval of the application, should this be granted by the LPA:

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components

- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
- Flow depth
- Flow volume
- Flow direction

Reason

The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 2

Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason

The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

Advice to Applicant

Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months.

Highways Authority

Thank you for your consultation dated the 26th July 2019, regarding the proposed development at the above location. I apologise for the delay in my response.

Wexham Street is a 'C' class road subject to a speed restriction of 40mph. Proposals include the re-modelling of the existing 9-hole foot-golf course and the provision of a new 18-hole adventure golf course.

Given that the proposed foot-golf use already exists on site, I consider that the re-modelling of this course would not result in any additional vehicular movements once constructed. Having interrogated the TRICS® (Trip Rate Information Computer System) database, I find that the proposed adventure golf course would have the potential to generate in the region of 24 vehicular movements (two-way) per day. It is likely that these movements would take place outside of the peak hours and on weekends. Therefore I have no concerns regarding the impact on the local

highway network. I can confirm that the access point proposed is adequate to accommodate the level of intensification proposed.

As previously stated, the foot-golf use already exists on site. This use is not expected to generate any additional vehicular movements over that which currently exists on site once constructed, however the Highway Authority is aware that in order to construct the development, the applicant will have to import 90,703m³ of soil onto the site. The applicant has advised that this will be brought to the site using tipper lorries or dump trucks, transporting an average of 10m³ of material at a time.

As each load would be 10m³, this would lead to a maximum of 16 loads per hour (32 vehicle movements per hour) for a duration of 113 days, or 16 weeks, in line with the Highway Authority request that delivery times are kept between 10am – 3pm. I am satisfied that control of deliveries can be dealt with by way of condition. During the delivery period each day the development would be expected to generate in the region of 160 HGV movements per day (two-way).

This application follows a previous application reference 18/00060/FUL for the remodelling of the existing golf-course. Within this approved scheme it was accepted that remodelling of the golf course would take 44 weeks.

This current proposal would result in an extension to the existing re-modelling timeframe already approved under planning consent 18/00060/FUL by 16 weeks taking the importation phase to 60 weeks in total. Having considered the highway implications of this extension of importation period we do not consider that the impact upon the highway network would be significant when compared to the previously approved scheme. However, noting public comments trust that the Local Planning Authority will comment on the acceptability of the extension of importation period from an amenity perspective.

Whilst the plans originally demonstrated a new access point from Wexham Street, this has since been removed from the plans and all vehicles associated with the site will continue to use the existing access point as per the proposals. It is the Highway Authorities view that the applicant continues to follow the routing agreement, construction management plan and road condition survey as previously considered, which could be secured by condition.

In terms of parking, I note that the proposals provide 267 car parking spaces to serve the site. Whilst I trust that the Local Planning Authority will consider the adequacy of the proposals, I can confirm that the spaces proposed are of adequate dimensions and would allow for vehicles to park, turn and leave the site in a forward gear.

Mindful of the above, I have no objection to the proposals, subject to the following conditions being included on any planning consent that you may grant.

Condition 1: Deliveries to the site during the construction period will only be made between the hours of 10am and 3pm.

Reason: To minimise danger and inconvenience to highway users.

Condition 2: No part of the development shall commence until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of:

- Construction access
- Vehicle parking for site operatives and visitors
- Loading/off-loading and turning areas
- Site compound
- Storage of materials
- Precautions to prevent the deposit of mud and debris on the adjacent highway
- Internal routing of construction vehicles and safe management of the public using Footpath WEX2/2
- The one-way in-and-out routing system for HGVs
- How the construction phase of the development would generate no more than 160 HGV movements per day (two-way).

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: To minimise danger and inconvenience to highway users.

Informatives:

- It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

Council's Ecology Consultant:

No objection. If minded to approve, please include the following conditions and informative.

I have reviewed the ecological survey reports provided in support of this application and am satisfied that the presence of protected species and habitats has been given due regard.

If minded to approve, the development must be undertaken in accordance with the recommendations of the report, including sensitive vegetation removal. Should it become necessary to remove any tree with potential to support roosting bats, further assessment will be required.

Details of ecological enhancements are required to ensure an overall net gain in biodiversity is achieved.

Protected and Notable Species

Condition: The development shall be undertaken in accordance with the recommendations to protect species including bats, reptiles and nesting birds provided within Preliminary Ecological Appraisal Report produced by Environmental Business Solutions (September 2019). Should any protected species be encountered works must cease immediately and advice sought from a suitably qualified ecologist.

Reason: The prevention of harm to protected species within and outside the site in accordance with Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy.

Enhancements

In accordance with Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy, the biodiversity resources within South Bucks will be conserved and enhanced by “Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals.”

In addition to local policy, the NPPF (2018) sets out that “Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”.

Condition: Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes, Hedgehog domes and other appropriate features.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

Vegetation clearance outside the bird nesting season

All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended) and I therefore recommend the following informative is included if minded to approve.

Removal of any vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.

Landscape Officer: No objection

The planting proposals shown with this planning application PL/19/2423/FA - Wexham Park Golf Course, Wexham Street, Wexham - are generally acceptable. However additional tree planting should be provided, together with the proposed hedge, on the west (Wexham Street roadside) boundary to provide further screening and softening of the proposed Adventure Golf area.

Tree Officer: No objection, subject to conditions

I have not revisited site and I have reviewed submitted arboricultural report that includes an AIA and AMS by Challice Consulting Ltd (30 June 2019) which includes a Tree Protection Plan. A fully detailed landscape scheme for the site should include tree planting information (size and species). More woodland is being created (smaller sized tree planting) but opportunities for semi-mature trees to be positioned around key pedestrian routes or by adventure golf should be explored to help give a more instant impact of landscaping features. This would also help develop a more mixed age class of trees within the site as part of the retention of existing mature trees. I have no objection in arboricultural terms and if planning permission is permitted I recommend the following planning conditions: ST1
ST2 ST4 ST18

Strategic Access Officer:

Regarding the 'Changes to Route of PRow' plan (Drawing No. 1675.78) and subject to clarifying a couple of minor details, we would be happy to receive a diversion application based on that drawing.

The two points to clarify are:

1. The new track and footpath pass through an existing pond.
2. The footpath passes through two parking spaces

I am also content with the temporary arrangements.

In light of the above, the following is recommended.

Informative:

This permission shall not be deemed to confer any right to obstruct the public footpath crossing the site which shall remain open and available unless legally stopped up or diverted under Section 257 of the Town and Country Planning Act 1990, or temporarily closed by Traffic Regulation Order under Section 14 Road Traffic Regulation Act 1984.

Minerals and Waste:

Thank you for the opportunity to comment on the above mentioned application no. PL/19/2423/FA Buckinghamshire County Council (BCC) has a statutory role for strategic planning as the County Highways Authority, County Transport Authority, County Flood Authority, County Education Authority and County Minerals and Waste Planning Authority; and an obligation for joint working with the District Councils on their local plans.

BCC as a statutory Authority has an influencing role over County wide strategic planning matters with each of the Districts within Buckinghamshire and nearby local authorities as part of the duty to co-operate (Localism Act 2011) and a public health obligation to safeguard social, economic and environmental wellbeing of the Buckinghamshire.

Annex A below sets out a range of matters for you to consider from BCC as Minerals and Waste Planning authority.

Annex A: matters of consideration for the decision maker:

Waste

The proposal would involve importation of 88,871 m³ of inert soils. Currently, as stated by the applicant, the source of inert soils is unknown and the only description of them is that they '(...) will be free of litter (e.g. paper, wood and plastic) (...), we therefore are unable to comment in relation to appropriateness of the use of the waste material and if the proposed material will be classified as waste, whether the use of the waste is Best Practicable Environmental Option for the waste stream used for the project. The proposal would potentially divert inert waste material needed for the restoration of quarries in the area.

We would like to bring to your attention Policy 17 of the Buckinghamshire Minerals and Waste Local Plan which requires minerals and waste proposals to undertake Transport Assessments (TA) or Statements in which to identification and viability of the opportunities for alternatives to road-based transport should be investigated. The 88,871 m³ will generate significant amount of HGV movements and we understand that BCC Highways team will be providing their comments on the matter.

We do acknowledge that the intention is to use inert soils however the potential multiple source sites increases the risks of waste material being disposed of at the golf course. The material to be disposed of is understood to undergo a recovery process in accordance with the CLAIRE Code of practice or through Environment Permitting. The recovery process should happen on an EA licenced facility and not at application site, and the applicant should provide details of the operator/s and destination of waste. No details of the facilities where the recovery operation will take place are provided or the origin of the waste. If CLAIRE standard is not met the deposited material would still fall within waste category.

The applicant voluntarily agreed in Design and Access Statement to provide 'a detailed methodology for the inspection and handling of the materials prior to the works commencing on site'. Therefore to ensure that the material deposited on site no longer constitutes waste we would request that the Material Management Plan is secured via a condition, details of the proposed 'recovery sites' are provided prior the development takes place and the soils are tested throughout the development before entering the application site to ensure that the material deposited does not constitute waste.

Environmental Health (Strategic Environment Team);

I have reviewed the Environmental Investigation Report Phase 4 prepared by Toureen Group (No ref.).

The investigation has not identified any potentially complete contaminant linkages that require further investigation or any areas of contamination that require remediation. Based on this, the following condition is recommended on this and any subsequent applications for the site.

The application requires the following condition(s):

1. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

INFORMATIVE: Information for Developers and guidance documents can be found online at http://www.southbucks.gov.uk/information_for_developers
<http://www.chiltern.gov.uk/article/2054/Information-for-Developers>

Representations

Three letters of representation received which are outlined as follows:

Letters dated 11th and 13th August 2019

1. Loss of Privacy and Increased Noise

Chiltern and South Bucks Local Plan Policy DM DP16: Proposals should demonstrate consideration of the following: 1) whether the degree of overlooking to and from neighbouring properties or gardens resulting from a proposed development significantly compromises the privacy of the existing or new homes.

We believe that the proposed development is a direct contravention of Policy DM DP16 and Policy DM DP8 of the District Wide Local Plan. The adventure golf course would be hugely disruptive to the adjacent residents both in terms of privacy and noise levels. There are several dwellings both opposite the proposed site (on Wexham Street) and alongside the existing driveway to the car park. The current arrangement of the golf course provides a daily slow and sparse stream of golfers to the location, where they tee off facing away from the houses and immediately move on.

The development of an adventure golf course in this location would incur a vastly increased accumulation of players in the small area opposite the neighbouring houses on both sides. This would unequivocally result in a loss of privacy for the residents whose front room and bedroom windows overlook the proposed location directly. Whilst privacy issues could be partially resolved at ground level by screening with hedgerow or banking, this would not eradicate the encroachment with regards to the upstairs bedroom windows.

Chiltern and South Bucks Local Plan Policy DM NP9: The Council will restrict or control development which would result in noise or light impacts where these would significantly adversely affect the amenity of residential areas

It is a rational assumption that such a leisure installation, which is intended to attract families and groups of youths, will result in increased noise levels. The increased number of players and additional time spent in one area alone will generate an intensification of noise. It is well known that the adventure golf activity often results in a degree of excitement, shouting and cheering and

this in combination to the proximity to the houses would be very disruptive to residents. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.

2. Inappropriate Development of Greenbelt land and local Landscapes

Chiltern and South Bucks Local Plan Policy SP PP1: Planning permission will not be granted for inappropriate development within the Green Belt unless very special circumstances have been demonstrated

The proposed development would directly contradict local Plan Policy SP PP1 and the local Sustainable Appraisal Objective to "protect, enhance and manage the character and appearance of the landscape". Wexham Park Golf Course currently provides an open greenbelt landscape which is of great benefit to the character of the local green belt area.

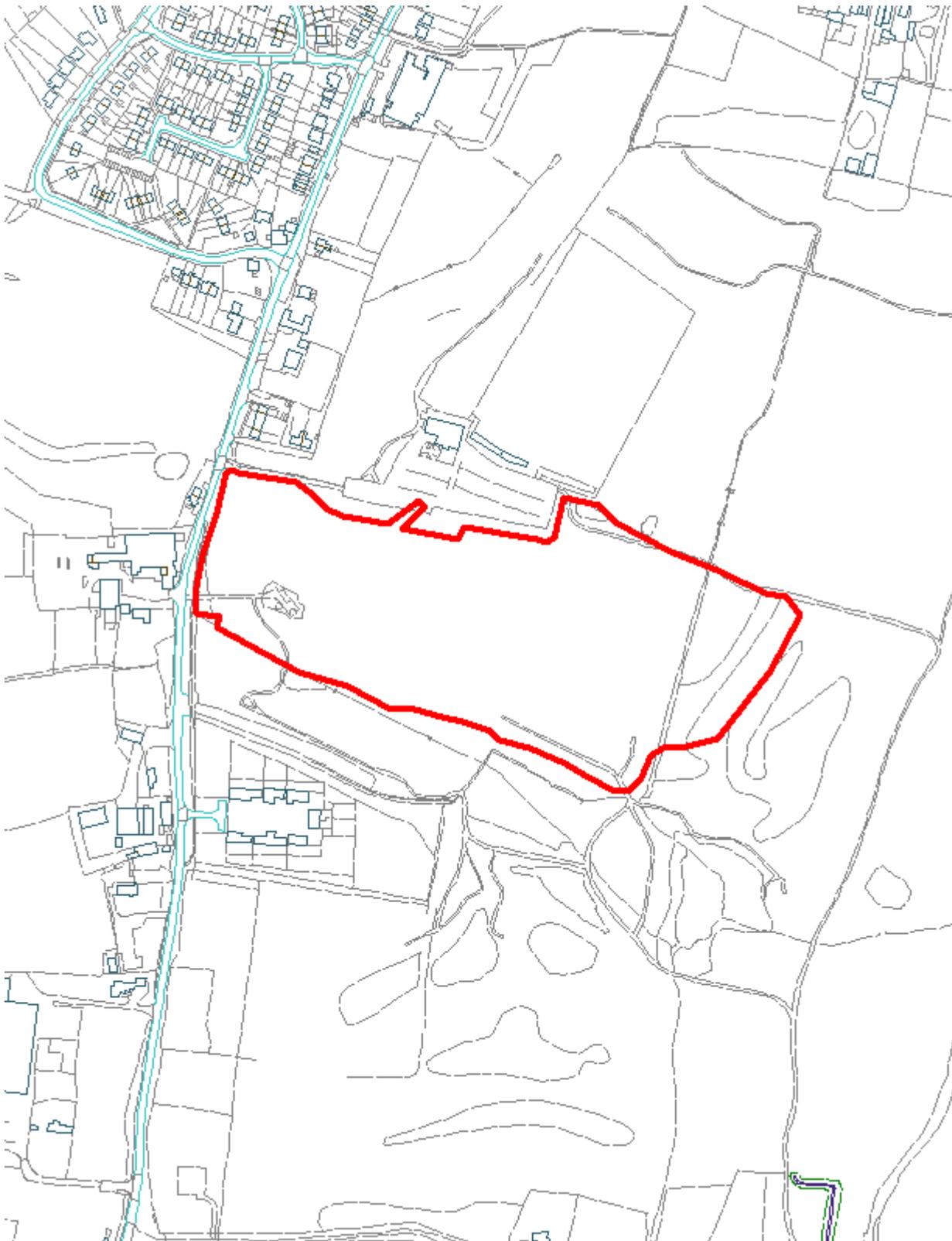
We believe the documented "Visual Assessment" within the Design and Access Statement (2.15.9) to be farcical. The proposed location along the western boundary is by far the most exposed and visually impactful site possible. It is the only area of the golf course which is not screened by any of the surrounding woodland or hedgerow and is in fact directly visible from the public highway and surrounding dwellings. National Planning Policy Framework 13. Protecting Greenbelt Land: Paragraph 133. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

We note that section 336 of the Town and Country Planning Act 1990 defines a building to "include any structure or erection" and thus the proposed features, including an artificial waterfall, would constitute individual buildings within greenbelt land. The erection of adventure golf course features along the road frontage would hugely change the landscape and cumulatively reduce the openness of the green belt.

Further comments dated 25th November 2019

Please refer to our original objection letter. We do not accept that the revised plans mitigate any of our concerns. A large mound along the road boundary would further encroach on the openness of the green belt and block the view across one of the only remaining visible open green spaces in the local area. Moreover, it would do very little to alleviate our concerns regarding noise and privacy. We maintain that within the large footprint of the golf course, the proposed location for the adventure golf course along the road boundary and opposite the only onlooking neighbours is unacceptable. This, along with the lack of local engagement and consultation, shows a distinct disregard for the impact on neighbours and local residents.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright 2012. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Buckinghamshire Council, PSMA Licence Number 100023578