

BURHILL PADEL & FITNESS CENTRE

Q&A and Benefits

The Burhill Group and Burhill Golf Club recognises the significance of these proposals to the local area and will be engaging both the local community and its elected representatives in order to ensure understanding and obtain feedback. In this respect, The Burhill Group and Burhill Golf Club is committed to working closely across the community to deliver a high-quality set of proposals.

This modern development will significantly enhance the quality and scope of amenities available on site, whilst respecting the character of the surrounding area and landscape. We have covered the key questions and answers below related to the proposals for the redevelopment of the site:

Q. What are the traffic implications of these plans?

A. *To support our application, our highways consultant is carrying out a transport assessment to understand the impact on the local network and identify measures to reduce any potential issues. One option being considered is making the main entrance drive two-way to ease traffic on Turners Lane. We welcome feedback on this.*

Q. Will there be enough parking spaces available?

A. *Yes, we are reorganising and making better use of on-site and overflow car parks. We expect many trips will be 'linked', with families using facilities together.*

Q. The site is in the Green Belt – does that not mean it is unsuitable for redevelopment?

A. *We are mindful of the rural surroundings and propose extensive landscaping to ensure the new plans align with the site's existing character. While the volume of development will slightly increase, the square meter footprint will be smaller than the current buildings being demolished. The area we aim to redevelop is "brownfield" land, making the process more efficient and less disruptive than building on undeveloped land. According to national planning policy (e.g., England's National Planning Policy Framework), development in the green belt may be appropriate in "very special circumstances," particularly when:*

- * It does not harm the openness of the green belt*
- * It improves its visual and environmental quality*

Q. Will the padel courts create a lot of noise?

A. *We've carried out extensive noise impact surveys and background assessments. Fortunately, the site has few nearby neighbours. Planned trees and landscaping will help reduce noise, and being within a restored walled garden will further contain it. It's also important that current golf club services aren't affected, so we'll ensure noise is mitigated. No canopy will be added to the outdoor padel courts.*

Q. What sort of lighting will be used?

A. *The padel courts will come with fixed flood lighting which will sit about one meter above the fence. This fixed lighting beam is very targeted and any impact on wildlife and ecology will be limited as the walled garden will contain the spread of the light. Lighting is something that the consultant team has carefully studied and reports will accompany the planning application.*

Q. How will this development impact on heritage?

A. *We've worked hard on the heritage aspects of the plans to balance modern design with listed elements. Elmbridge Borough Council officers acknowledge our proposals as beneficial to the site's heritage, maintaining a clear distinction from the main house and avoiding style conflicts. We're also consolidating the spread of old buildings into a more focused layout. The buildings proposed for demolition are considered by the council to have no value, and our proposed designs are seen as a positive and welcome improvement.*

Q. How will construction traffic be managed on local roads?

A. *If approved, a Construction Management Plan will be required, detailing traffic routes, parking, and working hours to minimise disruption. It must be approved by the local authority before work starts. All work will follow the UK's Code for Considerate Constructors, ensuring safety, respect, and responsibility.*

Scheme Benefits

- High-quality proposals on previously developed redundant land which have reduced in footprint, height and volume. Appropriate for its countryside setting;
- The square meter footprint of the development will be smaller in size than the existing buildings proposed for demolition;
- New improved services delivered for the benefit of members and the local community;
- Utilising an underused, brownfield part of the site for much needed new facilities;
- Improved landscaping and the walled garden area;
- A construction management plan that will be consulted on locally, approved by the local council and will ensure any disruption is kept to a minimum;
- All construction work will comply with the UK's Code for Considerate Constructors;
- Possible changes to access arrangements ensuring current traffic exiting the site will be improved;
- Impact on local wildlife ecology and biodiversity will be improved after the development;
- New services which will be more 'Green' and environmentally friendly than the current buildings;
- Job creation during construction and following development;
- Regeneration of part of the site vacant for many years with a low environmental quality;
- No increase in light pollution, impact on views, overlooking or privacy;
- Community financial contributions.

April 2025

rl
Roberts Limbrick

wsp

