



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Decision :	Refuse Permission
Application no :	23/02171/OUT
Site address :	Oak Park Golf Course, Heath Lane, Crondall, Farnham, GU10 5PB
Description of development :	Hybrid planning application to redevelop the existing 27 hole golf course into a 12 hole golf course. Outline Planning Permission for the erection of eco-cabins and a solar array with associated access, landscaping, supporting infrastructure and associated works (approval sought for access only). Full Planning Permission for the demolition of four existing outbuildings associated with Gazing's Farm and driving range, erection of a short game centre of excellence, starters hut, putting course and racquet area and retention and alteration of cabana, club house and greenkeepers shed to include the erection of a welfare building and associated parking, access and landscaping, supporting infrastructure and associated works
Date of Notice :	15 March 2024

The Planning Authority **REFUSES** Planning Permission for the following reason(s):

- 1 The proposal does not represent a form of development appropriate to the location in the countryside. The proposal has not been demonstrated to be necessary to support a rural enterprise and would therefore conflict with policies SS1, NBE1, NBE2 and ED3 of the Hart Local Plan (Strategy and Sites) 2032, Policy 1 of the Crondall Parish Neighbourhood Plan 2032 and paragraphs 8, 88, 89 and 180 of the NPPF 2023.
- 2 The proposal would introduce new built form, activity and lighting into a highly visible part of the countryside, above and beyond the existing lawful use of the site. The site is highly visible from the surrounding public footpath network and would be detrimental to the local landscape. The proposal would conflict with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032, Policy 3 of the Crondall Parish Neighbourhood Plan 2032 and paragraph 180 of the NPPF 2023.

- 3 It has not been adequately demonstrated that the existing 18-hole golf course is surplus to requirements, that the replacement 12-hole course would result in equivalent or better provision of golfing, or that the need a mixed leisure use on site clearly outweighs the loss of the existing use. Further, the proposal does not provide evidence of other, appropriate uses for the site which could retain the predominant golf use. The proposal therefore conflicts with policy INF4 of the Hart Local Plan (Strategy and Sites) 2032 and Policy 8 of the Crondall Parish Neighbourhood Plan 2032.
- 4 The application does not provide sufficient information to demonstrate that the proposed development would not increase flood risk and would be safe from flooding. Specifically, insufficient information has been provided to confirm that the development would not introduce 'more vulnerable' development within an area at high risk of flooding. The proposal would conflict with policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032, Policy 6 of the Crondall Village Neighbourhood Plan 2032 and paragraphs 159, 165 - 168 and 173 of the NPPF 2023.
- 5 The proposal would fail to provide adequate parking on site to meet the needs of the development, given that almost all guests and a significant proportion of staff are likely to travel to the site by private car. The commensurate under provision of on-site cycle parking is further symptomatic of the unsustainable location of the site, in conflict with policies SS1 and INF3 of the Hart Local Plan (Strategy and Sites) 2032 and the Council's adopted Cycle and Car Parking in New Development SPD.
- 6 No arboricultural information has been submitted. As such the arboricultural and landscaping impact of the proposed development cannot be assessed, with particular referent to ancient and veteran trees/woodland within and surrounding the golf course, along with those trees protected by a TPO. The proposal would fail to comply with Policies NBE2 and NBE4 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy CON8 of the Hart Local Plan 2006, Policy 3 of the Crondall Parish Neighbourhood Plan and paragraph 136 of the NPPF 2023.
- 7 In the absence of detailed ecological information for to the southern portion of the site in relation to its re-landscaping, it has not been demonstrated that the proposal would conserve and enhance biodiversity in conflict with Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032 and Policy 3 of the Crondall Parish Neighbourhood Plan 2032.
- 8 The proposal fails to provide satisfactory information as to how energy consumption would be reduced through sustainable design and layout in conflict with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

INFORMATIVE NOTES

These are advice notes to the applicant:

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the proposed development was deemed to be unacceptable. The development was therefore determined on the basis of the information submitted.

Rights of Appeal

Appeals can be made on the Planning Inspectorate's website www.gov.uk/appeal-planning-decision. For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you intend to submit an appeal that you would like examined by inquiry, then you must first notify the Local Planning Authority and Planning Inspectorate by emailing inquiryappeals@planninginspectorate.gov.uk at least **10** days before submitting the appeal. Further information at www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

There is no third party right of appeal for neighbours or objectors.

Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.