

Design and Access Statement

Proposed Padel Courts at Greenway Hall Golf Club, Stanley Road, Stockton Brook, ST9 9LJ

1. Introduction

This statement accompanies the planning application for the construction of two outdoor Padel Courts within the grounds of Greenway Hall Golf Club. It addresses the key design, landscape, and heritage considerations raised in the Council's pre-application advice and supports the submitted drawings and technical details.

2. Site Context

The application site lies within the established grounds of Greenway Hall Golf Club, adjacent to existing built and hardstanding areas. The land is in the Green Belt and within the "countryside" designation of the Staffordshire Moorlands Local Plan. To the north lies the **Caldon Canal Conservation Area**, and listed buildings are located approximately 80–100m to the east.

The site is generally well-contained by mature woodland and tree belts, particularly to the west and south, with the northern edge presenting the most sensitive boundary where the site interfaces visually with the Conservation Area.

3. Design Principles

- **Form and Scale:** The proposals comprise two enclosed courts with glass and mesh fencing to a maximum height of c.4m, with discrete floodlighting columns at c.6m. The development is modest in scale and relates appropriately to the adjacent Golf Academy and existing recreational use of the site.
- **Openness of the Green Belt:** The courts are sited on existing hardstanding/car parking, ensuring no encroachment into open countryside. As open-sided sports facilities, they preserve the openness of the Green Belt, consistent with NPPF para 154(b) and (g).
- **Access:** A central access path links the courts directly to existing car parking and club facilities, with no new vehicle routes required.

4. Landscape and Visual Impact

The pre-application response highlighted the importance of **screening along the northern boundary** to protect the character of the Caldon Canal Conservation Area. The following measures are incorporated into the design:

- **Native Planting:** A robust hedgerow of **Beech, Hawthorn, and Hornbeam** will be established along the canal boundary, supplemented by native trees (including Bird Cherry and Crab Apple).
- **Existing Vegetation:** The mature trees and hedges surrounding the site will be retained and protected during construction, ensuring continuity of screening from wider views.

- **Boundary Treatments:** The existing timber picket fence along the canal edge will be repaired and extended, reinforcing a traditional boundary treatment sympathetic to the landscape.

These measures ensure the courts are visually softened, limit their prominence from the canal towpath, and maintain the rural character of the setting.

For more info, please refer to separate Landscape Strategy Plan – **6441 Landscaping Strategy Plan**

5. Heritage Considerations

- **Conservation Area:** The Caldon Canal Conservation Area is sensitive to intrusive development. By introducing structured planting and reinforcing traditional boundaries, the proposal avoids harm to the setting, ensuring compliance with Local Plan Policy DC2.
- **Listed Buildings:** Although listed buildings lie within 100m to the east, intervening vegetation and the proposed landscape enhancements significantly mitigate any impact on their setting.



The description of the nearby listed building are as follows:

- **Stables at SJ 919 518 – GRADE II:** Stables. Early C19. Red brick; tiled roof on dentil eaves band; end stack to left. Long low single-storey front; 5 segmental-headed (boarded up) openings; lean-to on left-hand gable. Forms part of a group including lock (q.v.), Stanley Road bridge (q.v.), and Lock-keeper's cottage (q.v.).
- **Lock at SJ 919 518 – GRADE II:** Lock. Circa 1779 with mid-C19 alterations and gates circa 1981. Stone retaining walls with many masons' marks, slightly patched within channel in blue brick and concrete. Lower face has sandstone steps either side climbing up embankment, wrought iron spandrels under catwalk span lower entrance to lock. Forms part of a group including stables (q.v.), Stanley Road bridge (q.v.) and Lock- keeper's cottage (q.v.).

- Lock Keepers Cottage at SJ 919 518 – GRADE II: Lock keeper's cottage. Early C19 with minor C20 alterations. Painted brickwork; tiled roof on dentil eaves band; end stack to left and ridge stack to right of centre (and right end of composition). 2-storey, 2-window front; C20 casements set to left side of building; entrance to right of centre set between windows. Forms part of a group including lock (q.v.), bridge (q.v.) and stables (q.v.). Included for group value.
- Caldon Canal Bridge at SJ 919 518 – GRADE II: Canal road bridge. Early C19. Coursed and squared stone. Slightly concave faces. Horizontal parapet line, elliptical arch with slight projection to extrados. This section of the Caldon Canal was opened circa 1779 to take limestone from Caldon Low, Henshaw and Rennie engineers.
- Mayfield, Stanley Road – GRADE II: House. Early C19 with C20 alterations. Red brick; concrete tile roof; end stacks. T-shaped plan. 2 storeys and gable-lit attic, 3-window front, outer windows on each floor are 3-light casements, all with painted wedged heads bearing a raised central section under a cusped drip mould; central first-floor window is of Serlian type with painted stone surround; central entrance below has 5-panel door, moulded surround and pediment on consoles. The house is fronted onto the canal and is situated close to a bridge (q.v.).
- **Lighting:** Floodlighting has been designed to minimise spill and is limited to the playing surface only. This avoids excessive glare into the Conservation Area or toward nearby dwellings.

Overall, the scheme respects the special character and appearance of the adjacent heritage assets.

6. Environmental and Amenity Considerations

- **Noise:** The use is consistent with existing recreational activity at the Golf Club. Noise from play is limited and mitigated by intervening woodland.
- **Ecology:** All planting will use native species, contributing to ecological value. The works are confined to previously developed hardstanding, avoiding impacts on biodiversity net gain requirements.
- **Residential Amenity:** The nearest dwellings are over 50m away, separated by woodland. Impacts are therefore minimal.

7. Conclusion

The proposed Padel Courts represent an appropriate, small-scale addition to the existing recreational facilities at Greenway Hall Golf Club. The design has been carefully considered to:

- Preserve the openness of the Green Belt.
- Protect and enhance the setting of the Caldon Canal Conservation Area through robust landscape planting and traditional boundary treatments.
- Avoid harm to nearby listed buildings and minimise amenity impacts.