

Winchester Racquets and Fitness Club

Bereweke Road, Winchester, SO22 6AN

Variation of Condition 3 of ref 19/02648/FUL - Padel
Courts to be operational: Monday-Friday 08:00-
22:00, Saturday 08:00-18:00, Sunday 08:00-20:00
(amended proposal)

Application Number: 24/00076/FUL





Lynch Rd

Winchester Racquets and Fitness

Winchester Karate Club

Walsh Fitness

Lynch Rd

Cherr

Berewecke Cl

Winchester Sports Podiatry

Google

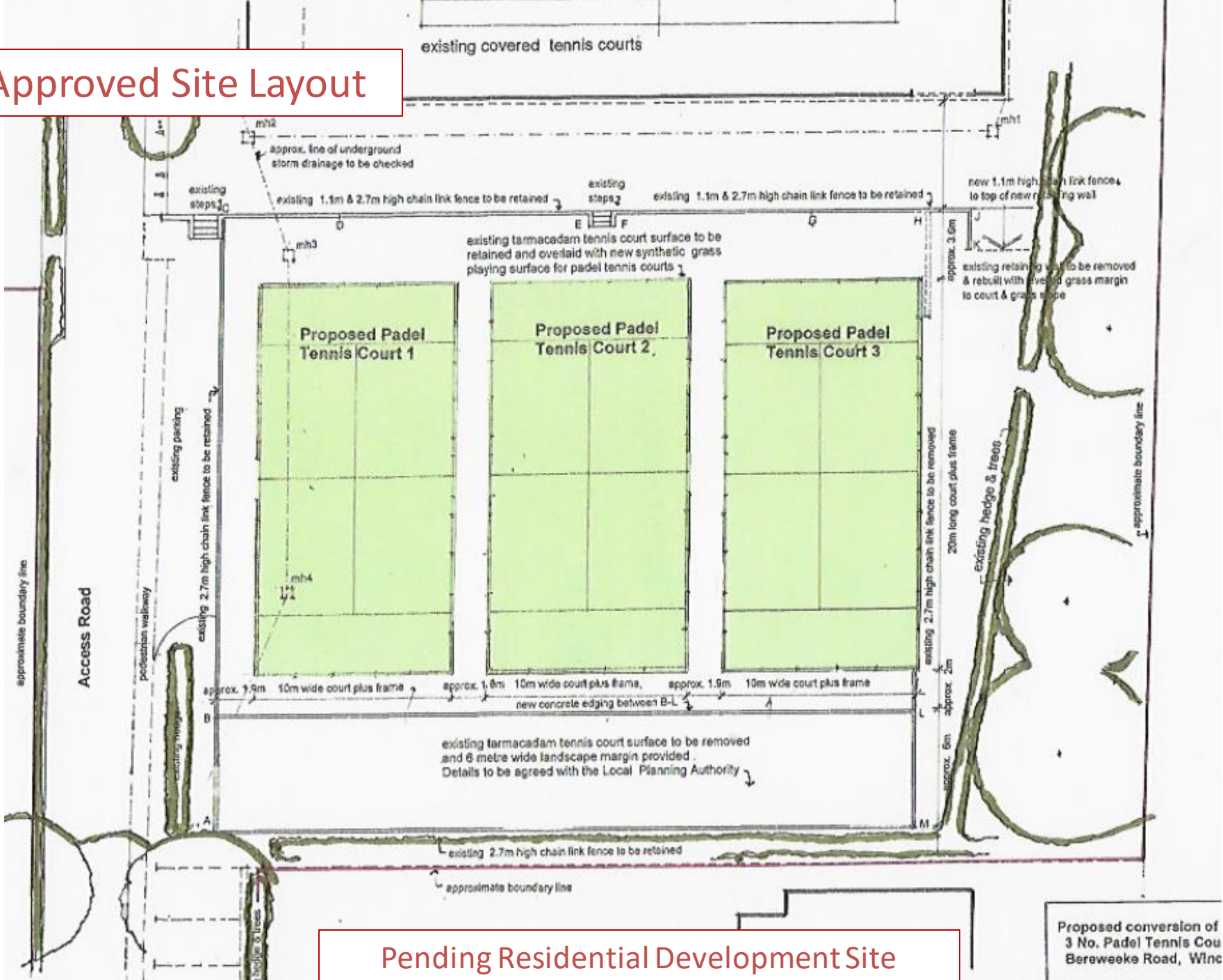
Lynch Rd

Lynch Rd

Berewecke Rd

Berewecke

Approved Site Layout



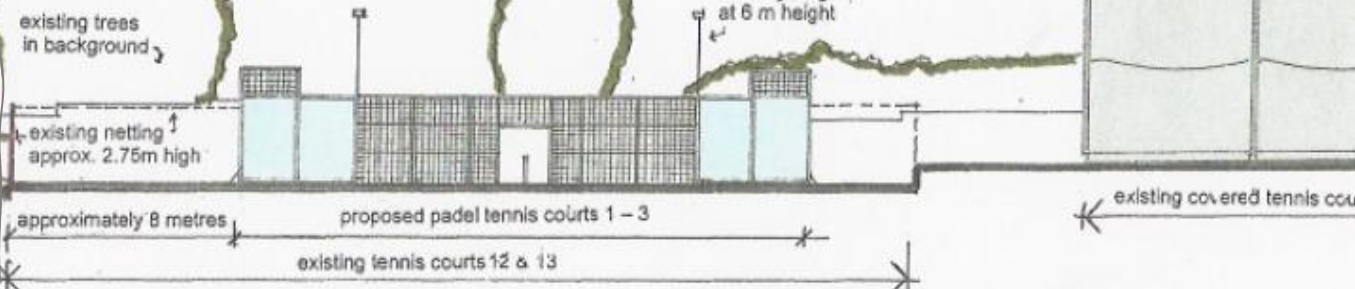
Pending Residential Development Site

Proposed conversion of
3 No. Padel Tennis Cou
Bereweek Road, Winc

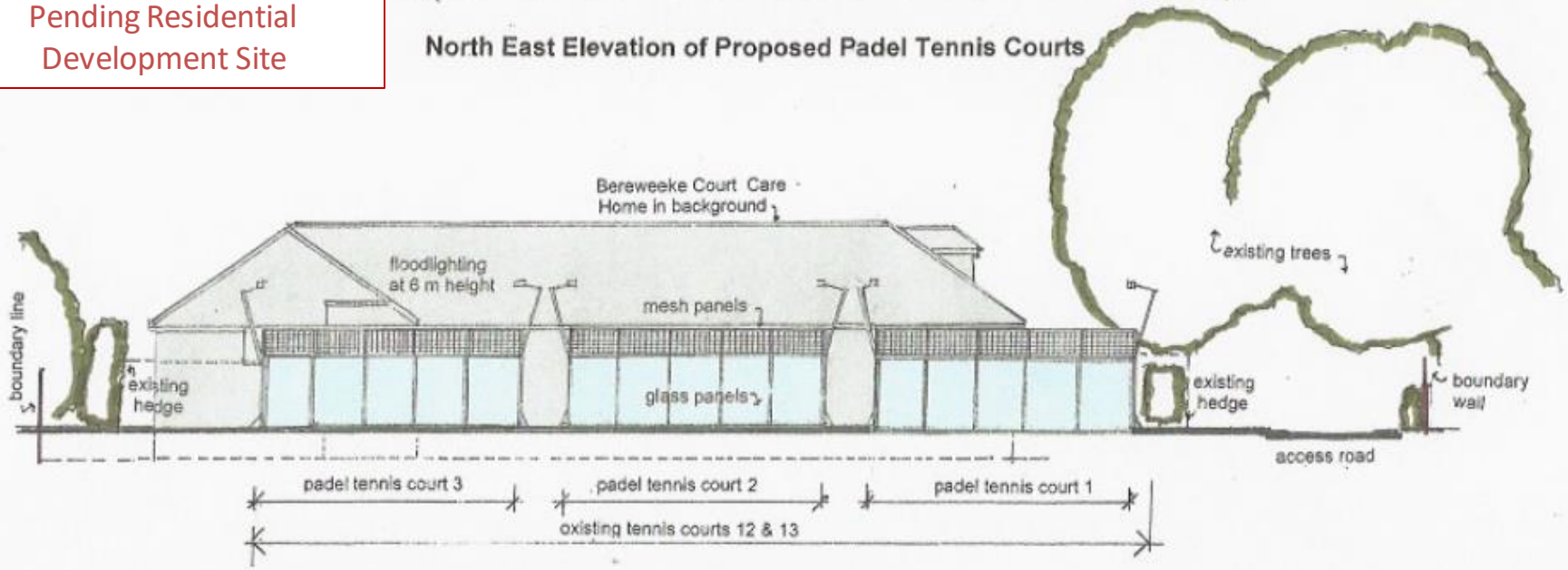
Approved NE and NW Elevations



Pending Residential Development Site

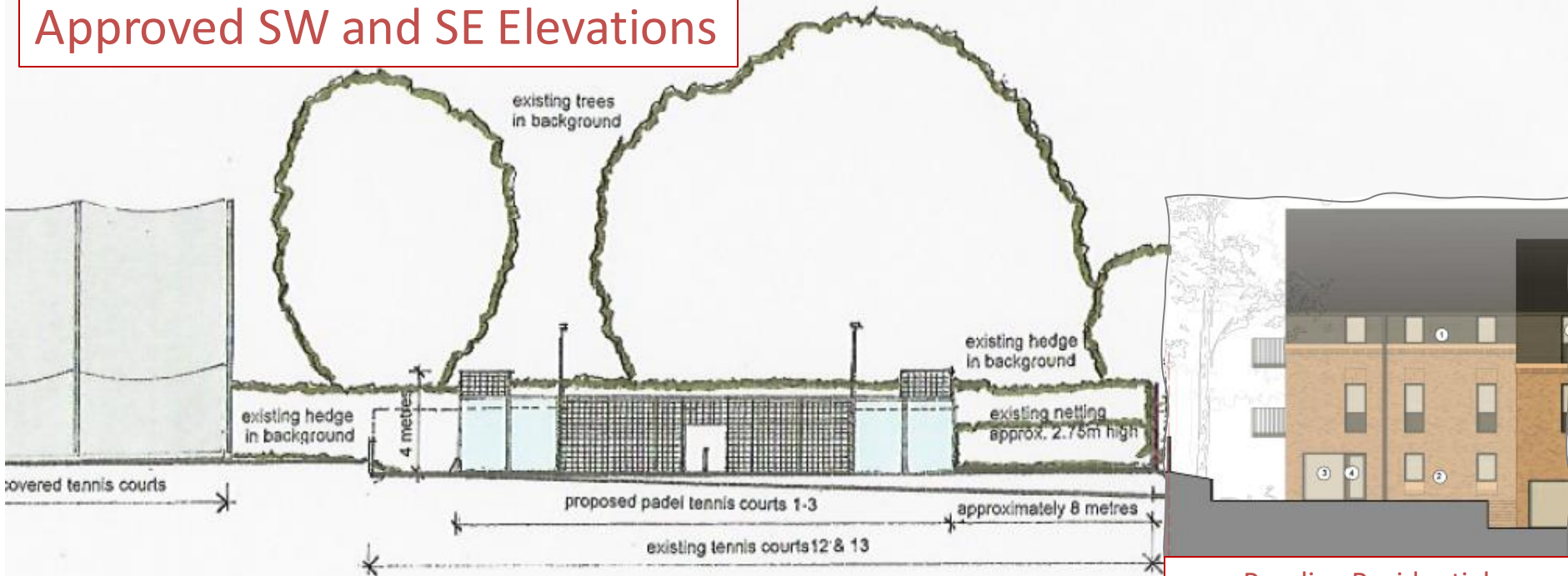


North East Elevation of Proposed Padel Tennis Courts



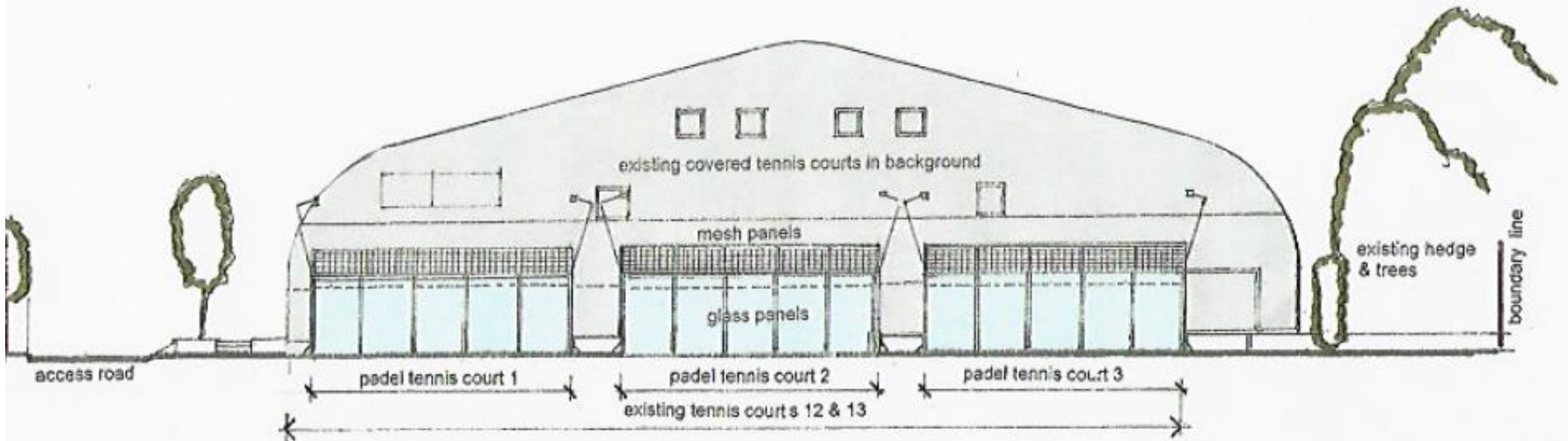
North West Elevation of Proposed Padel Tennis Courts

Approved SW and SE Elevations



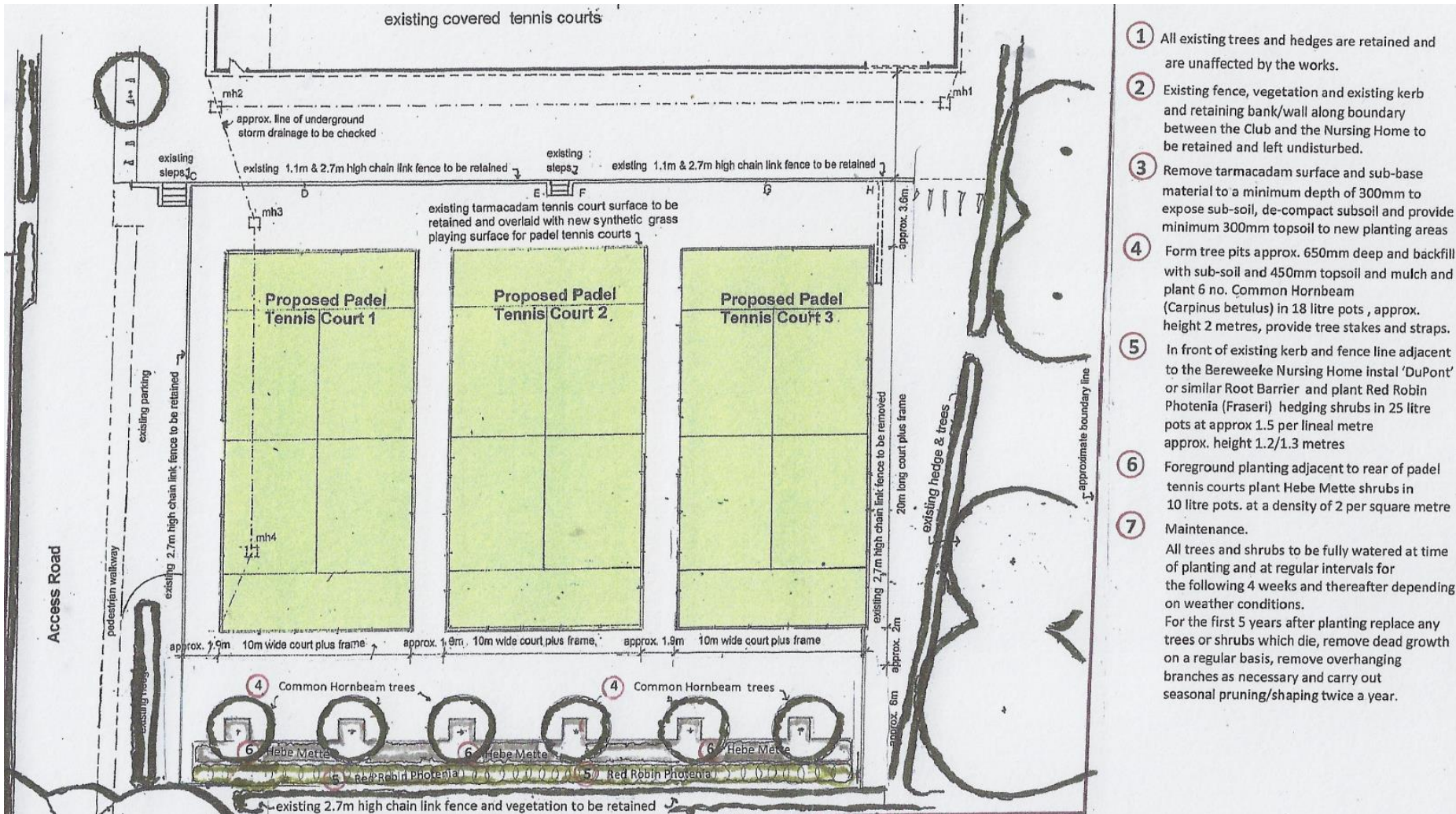
South West Elevation of Proposed Padel Tennis Courts

Pending Residential Development Site



South East Elevation of Proposed Padel Tennis Courts

Approved Landscape Plan ref 20/01703/DIC



- ① All existing trees and hedges are retained and are unaffected by the works.
- ② Existing fence, vegetation and existing kerb and retaining bank/wall along boundary between the Club and the Nursing Home to be retained and left undisturbed.
- ③ Remove tarmac surface and sub-base material to a minimum depth of 300mm to expose sub-soil, de-compact subsoil and provide minimum 300mm topsoil to new planting areas
- ④ Form tree pits approx. 650mm deep and backfill with sub-soil and 450mm topsoil and mulch and plant 6 no. Common Hornbeam (*Carpinus betulus*) in 18 litre pots, approx. height 2 metres, provide tree stakes and straps.
- ⑤ In front of existing kerb and fence line adjacent to the Bereweek Nursing Home install 'DuPont' or similar Root Barrier and plant Red Robin Photenia (*Fraseri*) hedging shrubs in 25 litre pots at approx 1.5 per lineal metre approx. height 1.2/1.3 metres
- ⑥ Foreground planting adjacent to rear of padel tennis courts plant Hebe Mette shrubs in 10 litre pots. at a density of 2 per square metre
- ⑦ Maintenance.
All trees and shrubs to be fully watered at time of planting and at regular intervals for the following 4 weeks and thereafter depending on weather conditions.
For the first 5 years after planting replace any trees or shrubs which die, remove dead growth on a regular basis, remove overhanging branches as necessary and carry out seasonal pruning/shaping twice a year.

- South boundary planting with tree pits of 6 Common Hornbeam, hedging shrubs of Red Robin Photenia and Hebe Mette.
- Existing hedges and trees to other boundaries retained and managed.

Lighting Impact Assessment ref 19/02648/FUL

E3 = Suburban surroundings and the acceptable levels of artificial lighting.

Lighting assessment pre-curfew (10pm) and post-curfew (after 10pm) concluded the impact of proposed lighting is low to negligible significance.



Figure 3 Indicative view of potentially sensitive residential receptors

E3 Environmental Zone Criteria						
Environmental Zone	Sky Glow ULR (Max %)	Light Trespass (into Windows) E_v (lux)		Source Intensity I (K_{od})		Building Luminance Average, Pre-curfew
		Pre-Curfew	Post-Curfew	Pre-Curfew	Post-Curfew	Average L (cd/m^2)
E3	5	10	2	10000	1000	10
Maximum achieved	1	5.9	0	1070	0	N/A

Table 6 Obtrusive light compliance summary

Noise Impact Survey and Assessment ref 19/02648/FUL

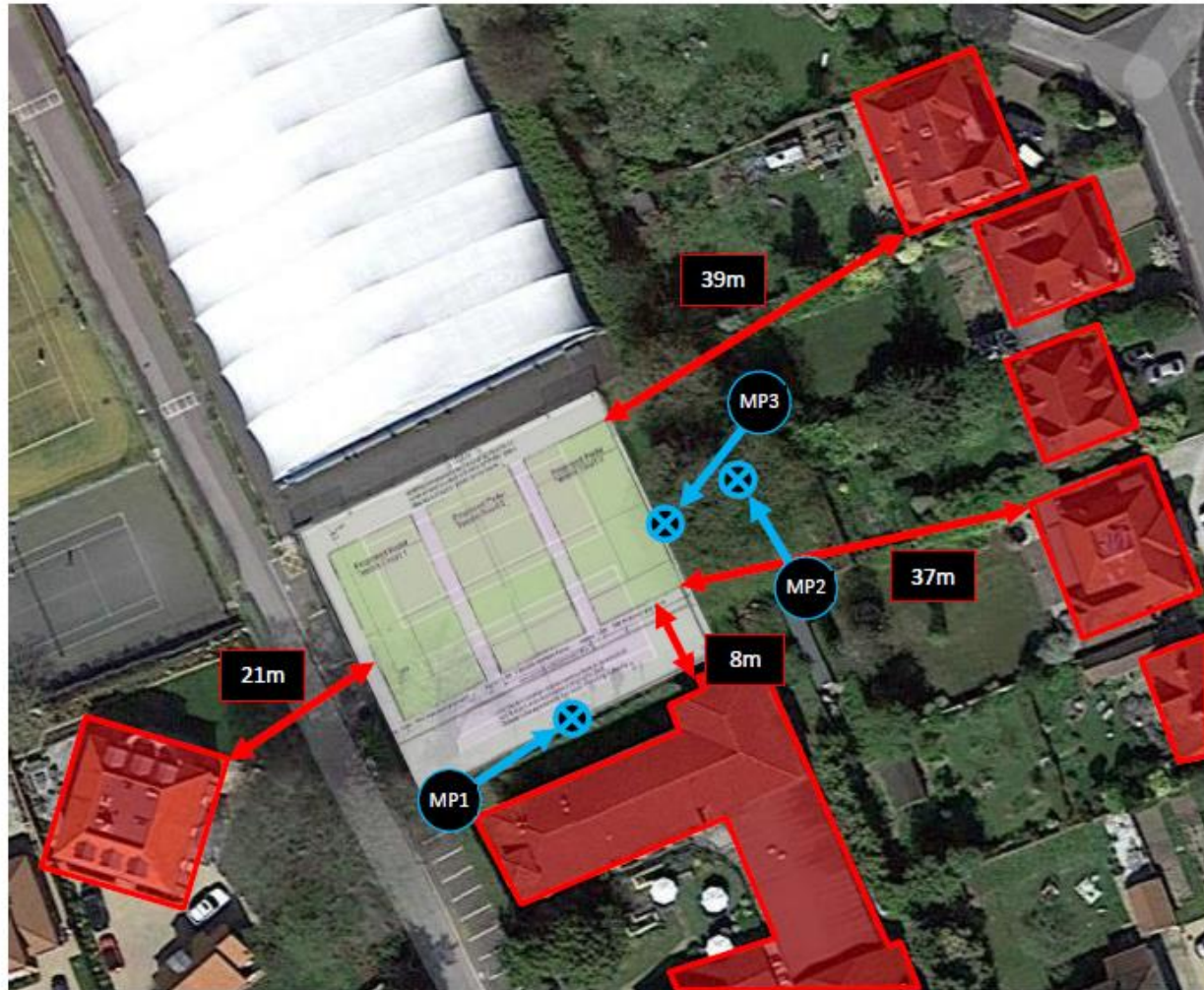


Figure 3 - Measurement positions



Google Earth Aug 2023



Photo 1: Padel courts as built

Photo 2: View of gap south demonstrating enhanced planting

Photo 3: View of gap south 8pm March (before time change)





Photo 4: View east within gap 8pm March (before time change)



Photo 5: View south of the east gap (court 3 without lighting)

Photo 6: View south of the east gap (court 3 with lighting)





Photo 7: View north along the lane



Photo 8: View toward south of road with Pinehurst Place in background

Photo 9: View south further back with Pinehurst Place and existing tennis court lighting active to 10pm





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Photo 10: View looking east into gap; court 3 without lighting
Photo 11: View looking east; court 3 without lighting
Photo 12: View looking north toward indoor tennis building;
court 3 without lighting



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Recommendation – Approve

Variation of Condition 3 of 19/02648/FUL –

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