

LOCATION RATIONALE STATEMENT

Proposed Tennis Court - Lordswood House, Sherston, SN16 0PX
Applicant: Mr Gay

Overview

This statement explains why the proposed location for the tennis court represents the most appropriate, least intrusive and environmentally suitable position within the 6-hectare landholding of Lordswood House. The siting has been chosen following careful assessment of drainage patterns, land levels, ecological constraints and landscape sensitivity.

1. Drainage and Landform - The Only Feasible Area

Lordswood House sits at a natural low point in the landscape. The selected area is the only part of the grounds where surface water naturally drains away from the house, into the established ditch network that carries run-off from the wider estate.

Every alternative location would:

- require significant engineered drainage,
- divert water towards the house and outbuildings, and
- increase environmental impact and flood-risk management requirements.

In contrast, the proposed site follows the existing hydrology with no need for drainage intervention.

2. Minimal Earthworks and Landscape Disturbance

Much of the surrounding land is uneven or sloping. Locating the court elsewhere would require:

- extensive cut-and-fill,
- regrading of landforms,
- potential retaining structures, and
- greater visual and ecological disruption.

The chosen area is one of the flattest parts of the estate, enabling a court to be installed with minimal ground disturbance and without altering natural water flow.

3. Landscape and Public Right of Way Sensitivity

The proposed location is the least visually prominent of all options:

- It is screened by existing vegetation.
- Views from the public footpath to the north are very limited and will be softened further by hedging.
- It sits close to the existing cluster of domestic buildings, ensuring landscape integration.

As a result, the development is discreet and maintains the rural character of the area.

4. Ecology and Woodland Protection

This position avoids encroachment into the nearby ancient woodland buffer. Other potential locations would sit too close to the woodland edge or require tree removal.

The chosen site:

- retains a full 15m ecological buffer,
- avoids root protection zones, and
- allows for biodiversity enhancements (native tree planting and hedging).

5. Functional and Safe Relationship with the House

The location:

- is close enough for convenient access and natural surveillance,
- allows maintenance vehicles to operate safely, and
- ensures the court remains visually tied to the main dwelling rather than the open countryside.

Conclusion

Considering drainage, landform, ecology, public visibility and functional layout, the selected site is the only location within the ownership where a tennis court can be delivered with minimal environmental impact and without significant engineering works.

It is therefore the most suitable and least intrusive location for the proposed development.

End.