



## **Stoke Park Community Liaison Group – Meeting 2**

**Venue:** Thomas Gray Room, Stoke Place, Stoke Green, Stoke Poges, Buckinghamshire, SL2 4HT

**Date:** 4 August 2022, 6pm – 8pm

**Apologies:** Cllr Martin Tett (Leader of Buckinghamshire Council), Cllr Saera Carter (Stoke Poges Parish Council), Cllr Thomas Hogg (Stoke Poges & Wexham ward member), Liz Astley (Head, Stoke Poges School), Philippa Batting (Buckinghamshire Business First), Ruth Rooley (President, Stoke Poges, Wexham and Fulmer Horticultural Society), Jill Dodds (Stoke Park Golf Member), Harvey Whittam (Chairman, Stoke Poges Society), Lucy Dowson (Visit Buckinghamshire), Mark Catton (Stoke Poges Resident), Andrew Smith OBE (Pinewood Studios Group), Neil Paul (in lieu of Mark Catton)

**Attendees:** Franzi Cheeseman (Stoke Poges Memorial Gardens, **FC**), Simon Allard (Stoke Park Golf Club Member, **SA**), Miranda Allard (Stoke Park Golf Club Member, **MA**), Mark Edwards (Stoke Park Golf Member, **ME**), Manoj Sharma (Stoke Park Golf Club Member, **MS**), Ruth Savage (Stoke Poges Resident, **RS**), Peter Savage (Stoke Poges Resident, **PS**), Lynne Reardon (in lieu of Mark Catton, **LR**)

**Project Team Attendees:** PJ Singh (Stoke Park, **PJ**), Michael Blair (Blair Associates, **MB**), Nick Downie (Stoke Park, **ND**), , Stuart Collier (Stoke Park, **SC**), Graham Oliver (Gerald Eve, **GO**) James Newhall (SP Broadway, **JN**), Alice Marmara (SP Broadway, **AM**),

### **Item 1: Welcome and Introductions**

- 1.1. ND welcomed attendees to the second Community Liaison Group and introduced the members of the project team who were present noting what role they play in the project.
- 1.2. ND stated the purpose of the meeting was to discuss further the plans for the hotel and golf course which the team were excited to share.

### **Item 2: Presentation from Michael Blair (Blair Associates)**

- 2.1. MB began the presentation with an overview of the history of the site and the landscaping highlighting the work of Capability Brown and Humphry Repton.
- 2.2. MB shared images from Humphrey Repton's 'Red Book' showing how Repton imaged various views around Stoke Park which provide the precedence for what Stoke Park are now trying to restore.
- 2.3. MB highlighted the current state of the Mansion with the aid of images showing cracking stonework, rotting lintels, and delaminating rendering. MB noted the Mansion needs huge investment which Reliance Industries are providing to upkeep the Grade I listed building.
- 2.4. MB shared plans for the Golf Course which would be reduced from 27 holes to 18 to create a world class course. MB stated the new course would work within the existing

- fairways and with new landscaping there would be 60 acres of core historic landscaping restored around the Mansion. MB noted Stoke Park have instructed Tom Mackenzie who has worked on world famous golf courses.
- 2.5. MB said previously the Mansion served three uses; hotel, clubhouse and hospitality function space but failed at all three. Stoke Park intend to separate the uses with a dedicated golf clubhouse that would have a dedicated entrance from the East Drive.
  - 2.6. MB showed plans for the basement built to the side of the Mansion which would provide back-up facilities to the main house. The plans include a ballroom, movie theatre, and spa facilities.
  - 2.7. MB said all hard standing currently above ground including the car park would be moved underground. This, in addition to the golf clubhouse underground parking, will mean an increase of 18,500 sqm of green space on site.
  - 2.8. MB shared plans for the 7-star villa apartments which have been inspired by Greek architecture and the 'villa rotonda'.
  - 2.9. MB stated there are examples of building new buildings near to listed buildings at Luton Hoo, Compton Verney and Benham Valence.
  - 2.10. MB shared some initial visuals for the golf clubhouse which is built into the landscape. The plans showed how planting would shield the view of the new clubhouse from the memorial gardens. MB explained how the clubhouse utilises underground car parking and facilities.
  - 2.11. MB explained the work Blair Associates have done at Admiralty Arch where new rooms and facilities have been built underground.

### **Item 3: Q&A**

- 3.1. SA said there are a lot of rumours still circulating about Stoke Park including whether the family are going to be living there.
- 3.2. SA asked how many hotel rooms there will be in total?
- 3.3. ND responded there are 28 rooms in the pavilion but in total there would be 59 rooms including the villa apartments.
- 3.4. ND said that even before COVID-19 Stoke Park had lost nearly £2m to nearby hotels as they did not offer the type of accommodation that is required for high profile guests i.e., actors who are filming at Pinewood Studios.
- 3.5. MA asked if the size of the rooms would change in the Mansion?
- 3.6. GO said as it is a Grade I listed building the rooms would not be able to change.
- 3.7. MA asked if there are more plans of the clubhouse which can be shared?
- 3.8. SC said the clubhouse would include obvious facilities like locker rooms, steam rooms and sauna. SC said Stoke Park hope to have a specific meeting and workshop with members to discuss the golf provision in more detail.
- 3.9. RS asked if there is a maximum number of members as she is interested to know the potential traffic impact.
- 3.10. SC said historically 38,000 rounds of golf were played a year noting going forward the optimum would be 16,000 rounds. SC furthered the number of members would likely go from 850 down to below 400.
- 3.11. ND said the drive never felt busy when Stoke Park was open noting the main drive would now be for people using the Hotel within the Mansion.
- 3.12. PS asked in response to the plans to build underground how spoil would be removed from site and how many vehicle trips this would likely generate?
- 3.13. MB responded Stoke Park are hoping to re-use two-thirds of the spoil, that is predominately sand, on site to minimise the number of vehicle trips on and off site.
- 3.14. SA asked if the hotel and golf would be available 52 weeks a year?

- 3.15. SC said Stoke Park are looking into different membership models which means golf will be accessible to as many people as possible. SC added the membership model would allow golf tournaments and events to be hosted.
- 3.16. PJ said Stoke Park is a corporate entity adding Stoke Park want co-existence between the different uses offered on site.
- 3.17. MA said she noticed the driving range on the plans was now at the 6<sup>th</sup> hole when previously it was at the 1<sup>st</sup>.
- 3.18. SC said he had spoken with Tom Mackenzie and is having a meeting at the end of next week to look at solutions.
- 3.19. MA asked if there would be a halfway house on the golf course, with required facilities?
- 3.20. SC said yes there would be.
- 3.21. MS asked if there was any progress or updates on the health membership?
- 3.22. PJ said Stoke Park are looking into this currently to see if could function and if it would be viable noting it is on the list of things to do.
- 3.23. MA said views from the clubhouse are important and said from the presentation it is clear these have been considered.
- 3.24. SA asked what the timescales were for the project?
- 3.25. PJ said it is all subject to planning but under current projections it is looking like 2025 to allow the bedding in of the golf course.
- 3.26. MS asked if English Heritage have been consulted?
- 3.27. GO said yes, they have been and they are broadly positive and on board with the scheme adding there is some devil in the details which we are currently working through.
- 3.28. ME asked if it was all one application?
- 3.29. GO said it is all one application which will be submitted in the autumn of this year.
- 3.30. MS asked if the council was supportive?
- 3.31. GO yes they were particularly as there are numerous public benefits.

#### **Item 4: Public Benefits and Consultation**

- 4.1. GO outlined the economic benefits of the scheme including the 290 projected jobs and spend within the local area which would benefit Stoke Poges and South Buckinghamshire.
- 4.2. ND noted the community outreach work that Stoke Park have done and will continue to do.
- 4.3. JN spoke through the public consultation to date noting the number of people who attended consultation events, received correspondence, and visited the consultation website.
- 4.4. ND asked attendees if they liked the vision and the plans which was shared on the presentation.
- 4.5. Attendees responded positively.
- 4.6. SA asked if Boodles is definitely returning next year.
- 4.7. ND said yes, it is adding it has been announced on social media.
- 4.8. MA asked if there a spa consultancy on board?
- 4.9. PJ said they have not started the tender process for the spa adding we could consider putting a tab for local businesses to register interests in working with Stoke Park on the consultation website.
- 4.10. SA said it might be useful to have a statement from a Director at Reliance Industries.
- 4.11. ME said it would be useful for the website to include a timeline showing what work has been done and what plans are for the future.
- 4.12. ND thanked everyone for attending.