

WELCOME

Welcome to our public engagement event on the future of Farnham Park Playing Fields and South Buckinghamshire Golf Course.

Wycombe Wanderers Football Club are proud and excited to be investing in the future of Farnham Park Playing Fields and South Buckinghamshire Golf Course.

Our vision is that the site becomes a modern, multi-sports hub with inclusive new facilities, a Family Golf Centre and a new training ground and academy that will significantly increase opportunities for people of all ages and backgrounds across the community to play sport and be active.

AT THIS EVENT YOU CAN

-  View our proposals
-  Speak to the project team
-  Give us your feedback



THE TEAM



Site Leaseholder



Project Management & Sports Infrastructure



Architect & Masterplanner



Landscape Architect



Environmental Consultant



Pitch Specialist



Planning Consultants



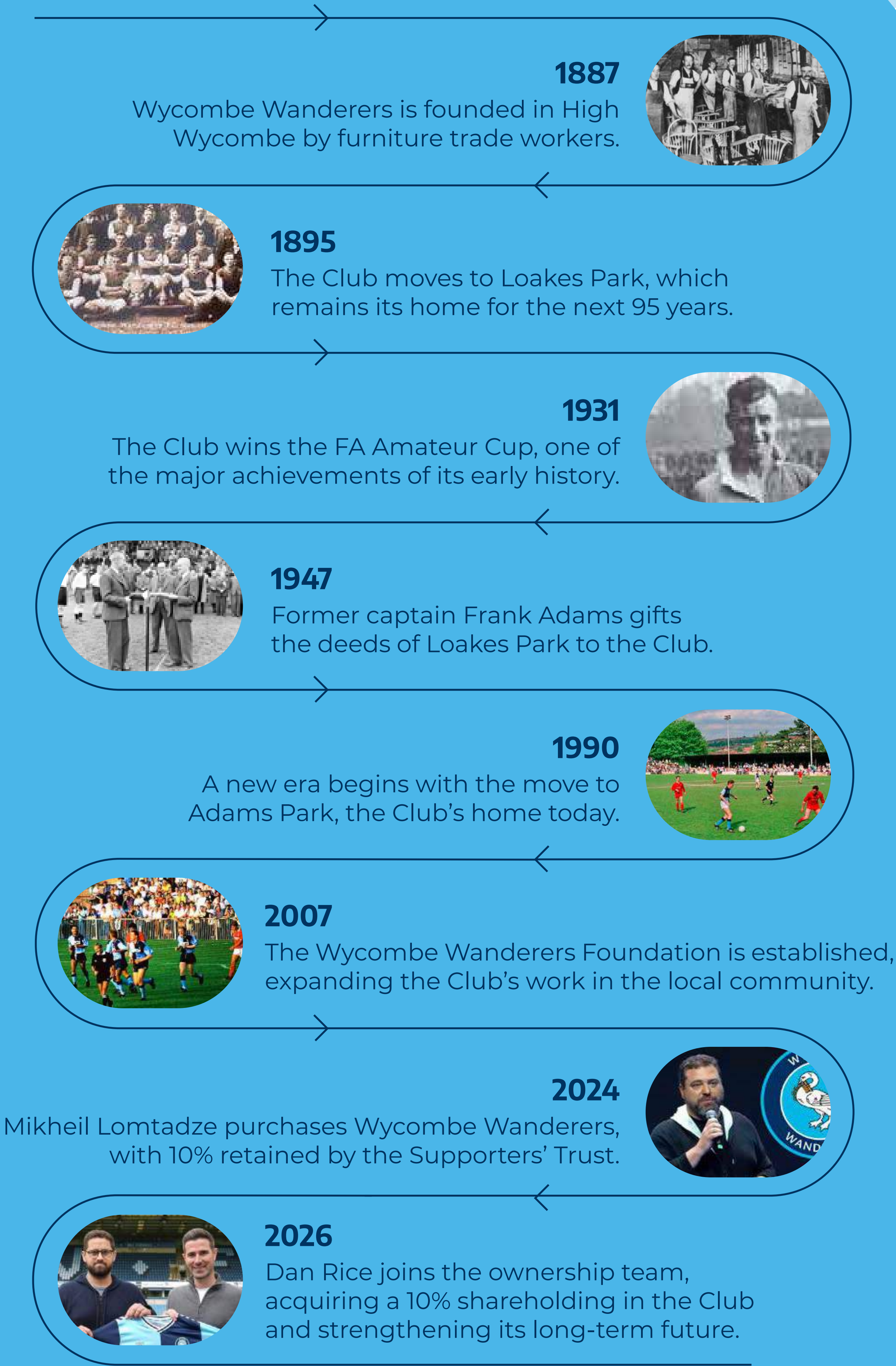
Communications & Engagement



OUR HISTORY

Founded in 1887 by local furniture trade workers, Wycombe Wanderers has grown from a historic Buckinghamshire club into a modern professional team with deep roots in the county.

CLUB TIMELINE



WYCOMBE WANDERERS FOUNDATION

Today, the Wycombe Wanderers Foundation supports more than 9,000 local people across over 25 programmes spanning physical activity, health and wellbeing, education and employment, and community cohesion.

Our work includes school and education programmes, anti-discrimination workshops, SEND holiday provision, Premier League Kicks, walking football, girls' football, Street Soccer, mental health and wellbeing initiatives, and activities for people who may otherwise face barriers to participation.

The new sports and community hub would give us the opportunity to expand that impact, creating a stronger, more connected Buckinghamshire.



THE SITE

The site comprises two neighbouring sports and recreation areas in Farnham Royal: Farnham Park Playing Fields to the south-west and South Buckinghamshire Golf Course to the north-east. Together, they cover around 210 acres and support a broad mix of sport, recreation and community use, in line with the charitable purpose of the land.

In July 2024, Buckinghamshire Council approved the long-lease opportunity for the site, and WWFC was announced as the preferred leaseholder to take the site forward in August 2025. For more background, visit [here](#).

Both areas that make up the site are in need of investment to protect their long-term futures.



FARNHAM PARK PLAYING FIELDS

Farnham Park Playing Fields is an established community sports hub and supports a range of existing clubs and activities. These include:

- Purpose-built baseball and softball fields and a clubhouse
- Several grass football pitches, used by a number of local grassroots clubs
- Rugby fields and clubhouse
- Unity Martial Arts Academy
- A children's play area operated by Farnham Royal Parish Council
- Changing facilities

SOUTH BUCKINGHAMSHIRE GOLF COURSE

South Buckinghamshire Golf Course occupies the north-eastern part of the site and currently operates as an 18-hole golf course, with upcoming plans to make it a shorter-form course.



PLANNING CONTEXT

The site lies within the Metropolitan Green Belt and is shaped by important planning, environmental and access considerations, including ecology, landscape, heritage and Public Rights of Way (PRoW).

National and local planning policy recognises the importance of outdoor sport and recreation, where proposals are sensitively designed and impacts are carefully managed. Some elements of the proposals will need to be clearly justified in Green Belt policy terms, and the Club will set out a strong case based on Very Special Circumstances, including improved sports facilities, community benefits and long-term investment.

The need for investment at Farnham Park Playing Fields is also identified in the South Bucks and Chiltern District Council Playing Pitch Strategy 2018–2036, which highlights issues including inadequate pitches and poor-quality changing rooms.

The Club has been engaging closely with Buckinghamshire Council through Planning Performance Agreement meetings, including with technical officers. The proposals are being developed with a focus on:

- Protecting the openness and character of the Green Belt
- Safeguarding and enhancing ecology, woodland and green infrastructure
- Respecting the historic and landscape setting of the area

A full planning application will be submitted to Buckinghamshire Council, supported by a comprehensive package of technical work, including an Environmental Impact Assessment. An EIA Scoping Request will be submitted first to agree the scope of assessment.

Extensive survey work has already helped shape the design and ensure the proposals respond sensitively to the site and its surroundings. This includes:

- Ecology and biodiversity surveys
- Tree surveys
- Landscape and visual assessment
- Heritage assessment, including nearby listed buildings
- Archaeological surveys
- Transport, access and Public Rights of Way studies
- Flood risk and drainage assessment
- Ground conditions and environmental studies



OUR VISION

Our proposals include significant investment in improved facilities at the playing fields, a more modern and revitalised golf course, and a new performance hub. This will provide a long-term training base for Wycombe Wanderers’ first team and Academy to support young players, as well as the wider community and school programmes.

The Club has taken on overall responsibility for operating and managing the sites, supported by significant investment to enhance and modernise facilities.

OUR PROPOSALS INCLUDE



A new multi-sport Community Hub at Farnham Park, which maintains all existing sporting pitches and provides a new floodlit 3G pitch, new padel courts, upgraded changing facilities and a new café, supporting inclusive access to sport and recreation for people of all ages, genders, abilities and backgrounds.



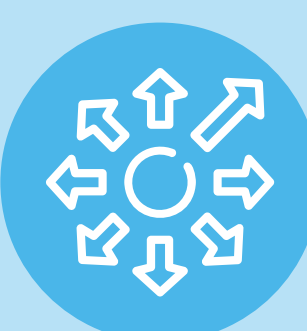
Bringing financial stability and sustainability to the site, ensuring it continues to serve the local community.



Prioritising sustainable development that protects Ancient Woodland and Local Wildlife Sites, improves ecology, and enhances green space.



A new Family Golf Centre at South Buckinghamshire Golf Course, including a revised 12-hole golf course, academy course and driving range, creating a more flexible and accessible golf offer for beginners, juniors, families and casual players.



Improving the efficiency of site access and transport connections, including movement through the site.



A long-term home for Wycombe Wanderers’ training ground and academy, allowing us to develop talent locally, deepen our roots in Buckinghamshire and create opportunities for schools and families to get more active.

KEY

- Farnham Park Playing Fields
- South Buckinghamshire Golf Course
- Performance Hub
- Preserving the natural environment
- Vehicle Access Locations
- Gate Locations



DELIVERING FOR OUR COMMUNITY

In line with the Eton Rural District Council Act*, our proposals are focused on improving the existing facilities and creating a more welcoming, inclusive and exciting place for people of all ages and abilities to take part in sport, physical activity and recreation.

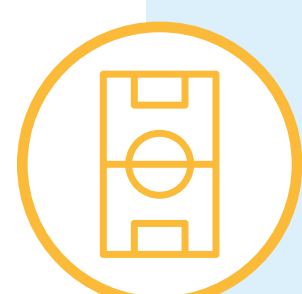
We will ensure that this site continues to serve the local community, including key community benefits such as:



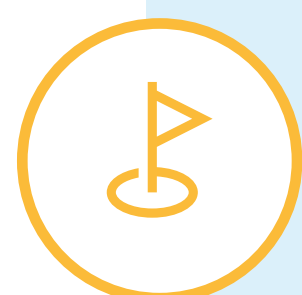
Protecting grassroots sport, recreation and community use on the site for future generations



Maintaining and enhancing the site's green space, ecology, and natural character, as well as the informal recreation space included at the north of the golf site



Improving facilities for existing clubs, schools, families and site users



Creating a Family Golf Centre that makes golf more accessible, welcoming and enjoyable for beginners, juniors, families and casual players



Delivering more inclusive opportunities for people to take part in sport, golf and physical activity



Supporting young people through coaching, youth development, education and positive activities



Expanding the reach of Wycombe Wanderers Foundation programmes



Making the site more welcoming, accessible and easier to move through



Strengthening partnerships with local clubs, schools, community groups and Buckinghamshire Council



*The Eton Rural District Council Act sets out the charitable purposes for which the land is to be used: to improve local people's health and physical wellbeing through the provision of facilities for physical training, sport and recreation.

INVESTMENT INTO FARNHAM PARK

At Farnham Park, we will be retaining current uses, investing in better facilities, and creating a more welcoming place for clubs, families, schools and the wider community.

Key aspects of our proposals include:

A new floodlit, full-size 3G pitch to create flexible, year-round capacity for multiple sports.

Provision of a public route for walking and running, alongside better wayfinding and more coordinated parking for family visits to the playing fields.

Baseball, softball, rugby, football and martial arts will all remain part of the site, with improvements to the quality and sustainability of the facilities and maintenance hub.

A modern multi-sport hub building with upgraded changing rooms, showers and toilets, improved indoor spaces, retained and enhanced play space, and better support facilities, including a new café, to help make the site more attractive for clubs, families and visitors.

New options to explore padel, diversifying the site's multi-sport opportunities.

- KEY
- 1. Upgraded community sports hub with café and new changing rooms
 - 2. New artificial 3G pitch
 - 3. Padel Courts
 - 4. Rugby Club
 - 5. Martial Arts Academy
 - 6. Baseball Softball UK
 - 7. Grounds Maintenance Building
 - 8. Baseball + Softball Pitches
 - 9. Baseball + Softball Pitches
 - 10. Car Park
 - 11. Car Park
 - 12. Walking / Running Route
 - 13. Retained and enhanced play space

- New Features
- Retained Features

We are continuing to engage with existing site users, governing bodies and local stakeholders as our plans develop.



REVITALISING THE GOLF COURSE

We are creating a welcoming, flexible and sustainable Family Golf Centre at South Buckinghamshire Golf Course that helps make golf more accessible for beginners, juniors, families and casual players.

We are working with Phil Stevens, whose experience in designing and transitioning shorter-form golf courses is helping to shape a more accessible, flexible and sustainable golf offer. The approach is designed to broaden participation by appealing to a wider range of golfers, while making the course less time-consuming and better aligned with modern lifestyles.

The Family Golf Centre will include:

- A shorter, more inclusive and accessible 12-hole golf course layout, designed to appeal to a wider range of players
- A new practice range within the course, providing a flexible and accessible space for beginners, juniors, families and casual players to build confidence and develop their skills
- A 6-hole Pitch & Putt Academy Course to support beginners, juniors and those developing their skills
- Informal public recreation space at the northern part of the golf course, subject to the final course layout



Proposed layout of the improvements to South Buckinghamshire Golf Course

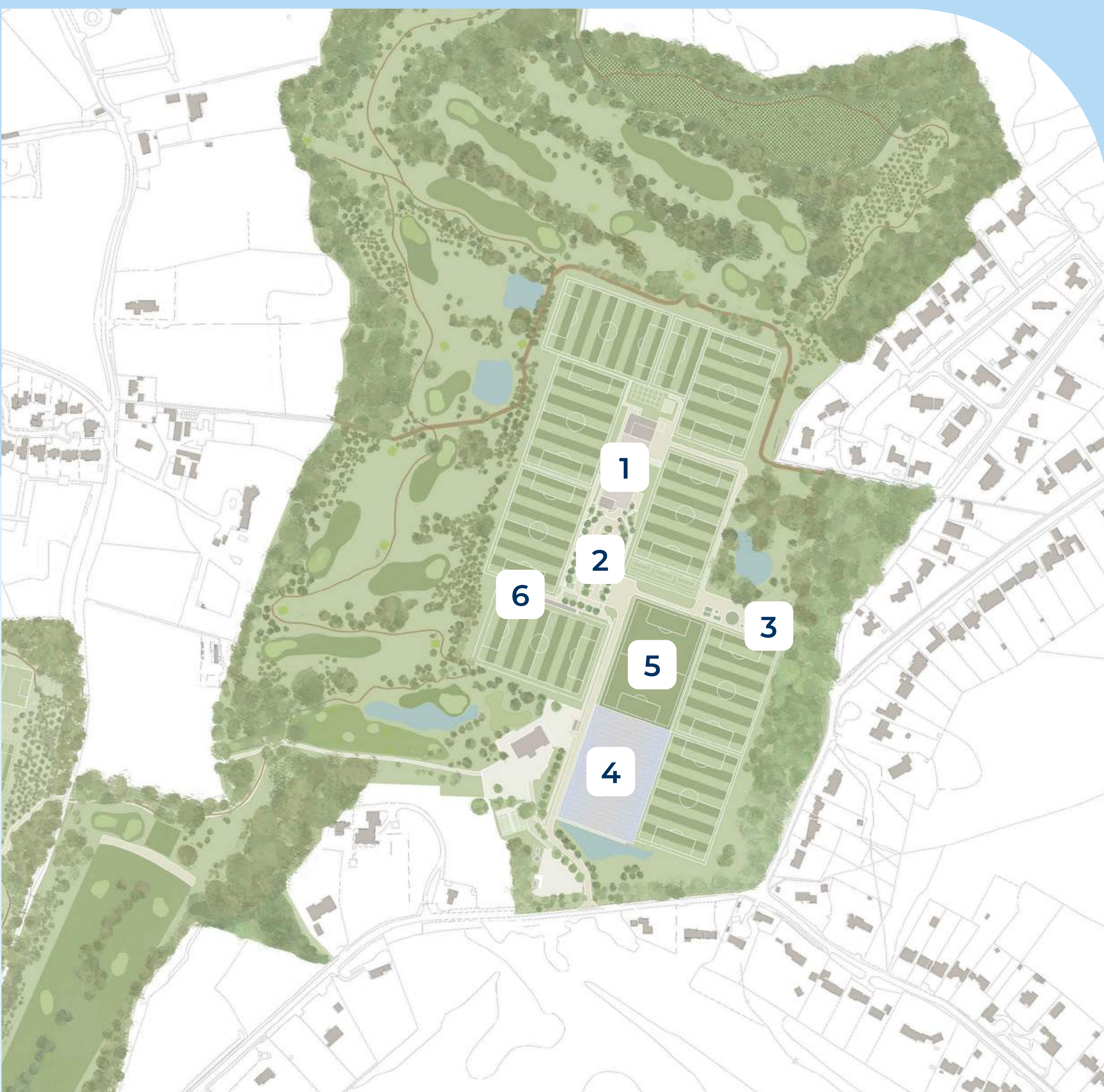
KEY

1. Golf Course
2. Putting Green
3. Practice Range
4. 6-hole Pitch & Putt Academy Course
5. Informal recreation space
6. Performance Hub
7. Clubhouse

PERFORMANCE HUB

Alongside the significant investment into the playing fields and the golf facilities, we would deliver a state-of-the-art football training centre and academy at the south-eastern side of the former 18-hole golf course.

Our current training ground at Marlow Road has served the Club well and continues to play an important role. However, as the Club looks to the future, we are exploring opportunities to create a new performance hub that can provide the scale, quality and specialist facilities needed to support both first-team football and Category 1 Academy pathways in Buckinghamshire over the long term.



Key
 1. Performance Hub
 2. Car Parking
 3. Ground maintenance building
 4. Indoor pitch
 5. 3G Pitch
 6. Spectator seating area

A considered location

The proposed strategy is to retain and enhance Farnham Park Playing Fields and develop a new football performance hub on the south-eastern part of South Buckinghamshire Golf Course. The site is well screened by existing trees and woodland, which will help to minimise effects on the local environment and community. Existing Public Rights of Way run through this part of the site. Our proposals include changes to these routes to provide a clearer and more coordinated access arrangement through the site, with the final details to be considered through the planning application process.



The performance hub

To meet the requirements set out in the Elite Player Performance Plan (EPPP), published by the Premier League, we will be including:

- **Nine outdoor training pitches** to support the full academy games and training programme, including two floodlit pitches and a spectator stand.
- **An indoor pitch**, helping ensure training continuity between October and April.
- **A central training ground building**, providing changing rooms, medical facilities, a gym, team meeting space, education spaces, and match analysis areas.
- **Player welfare and support spaces**, providing dedicated facilities for players, staff and visitors where needed.
- **A ground maintenance hub** to ensure all facilities on the site are well kept.
- **On-site car parking** to ensure all staff, players, and academy members are able to park on site.

Providing for the local community

The new performance hub will also contribute wider community benefits, including:

- **A community use programme**, providing access to the indoor and show pitches by local groups, clubs and schools outside the Club's core hours.
- **Improved facilities for local children and young people** within the Club's Academy programme, at a Category 1 status facility.
- **Enhanced facilities to help Wycombe Wanderers Foundation expand its positive impact across Buckinghamshire**, including health and wellbeing, education and employment, and community cohesion.
- **Improvements that make the wider park easier to navigate**, with clearer routes and inclusive facilities.

A DAY IN THE LIFE

We have set out a proposed schedule for how activity could work on a typical weekday at the performance hub.

This is indicative and is likely to change as we refine the programme, but it should provide an idea of the type and timing of the activities that would take place.

Early morning (before 8am)

- Coaching staff arrive on key training days
- Early activity focuses on opening up and preparing pitches

Morning

- First-team players and staff arrive on site
- Gym, medical, recovery and preparation activity takes place
- Team meetings and analysis sessions are held before training
- Outdoor training takes place on the pitches

Afternoon

- Academy activity becomes the main focus of the site
- Players move between classrooms, meals and training sessions
- Coaching, education and player development activity take place

Evening

- Staff departures, site checks and security handover



Illustrative CGI view of the new performance hub

LOCAL ACCESS

Our approach is to make access clearer and safer, retain and improve existing parking where possible, protect public access through the site, and promote more sustainable ways of travelling in the future.

We are continuing to consider the most appropriate access arrangements, including improvements to the existing entrances to the golf course and playing fields.



KEY

— Public Right of Way

Our plans include:



Upgrades to the existing Park Road access as the preferred main access point, including widening to help manage vehicle movements safely as part of the overall site proposals.



A dedicated access arrangement for the new performance hub with carefully planned internal routes, parking and servicing arrangements to help manage traffic safely across the site.



Proposed changes to public access routes through the site, including the Public Right of Way (PRoW) network, to support clearer, safer and more coordinated movement, with final details considered through the planning process.



Sustainable travel measures, including cycle access, car sharing, shuttle buses and managed drop-off arrangements.



Submitting a Construction Management Plan (CMP) – setting out a carefully managed construction approach designed to reduce disruption.

LANDSCAPING, ECOLOGY, AND HERITAGE

Our landscaping strategy will create a resilient, multi-functional green environment that supports sport, community use, biodiversity and long-term sustainability.

KEY

- Potential walking / running route
- PROW
- Arrival planting
- Planted buffer
- Enhanced woodland / Tree planting
- Potential SUDs feature
- Existing pond
- Wildflower / enriched grassland
- Wayfinding point / marker

LANDSCAPE AND HERITAGE CONSIDERATIONS

The local landscape, views and historic environment have been considered in the development of the project.

There are sensitive heritage assets in the local area; however, the existing mature woodland around the golf course boundary limits intervisibility, and this woodland will be retained, protected and enhanced.

A sensitive design approach has considered environmental constraints and opportunities in accordance with local planning policy. The more intensive elements of the proposed development, including the indoor dome and floodlit pitches, are proposed to be sited on lower ground close to the existing golf clubhouse, car parking, and the entrance from Park Road.

A landscape scheme will help integrate the proposed development and provide additional planting where boundary vegetation is thinner, helping to filter views.

The PROW will be retained on a new alignment to the north of the performance hub, linking with a new area of open space.



WOODLAND, TREES AND ECOLOGY CONSIDERATIONS

Woodland, trees and ecology are key considerations in our design. Ancient woodland, veteran trees and higher-value tree belts will be protected and strengthened through new planting, habitat buffers and woodland enhancement. The proposals will also support biodiversity through habitat creation, green corridors, sustainable drainage features and new planting, helping to improve ecological links across the site. The revised golf course will also include strategic tree planting to frame fairways and support habitat connections.

NEXT STEPS

Thank you for taking the time to view our proposals for the future of Farnham Park Playing Fields and South Buckinghamshire Golf Course.

Your feedback is essential in helping us to finalise our plans ahead of a planning application, which we will be submitting to Buckinghamshire Council later this year.

To provide your feedback, please speak with a member of the project team, or scan the QR code on the right.



Illustrative aerial view of the site

PLANNING TIMELINE



CONTACT US

If you have any further questions or wish to provide your feedback to the project team directly, please get in touch via the details below:

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☎ 0800 208 6434