

HEWEB, Hedge End, West End and Botley, Monday 25th January 2021

Application Number: F/20/88655
Case Officer: Clare Martin
Received Date: Wednesday 2 September 2020
Site Address: Boundary Lakes Golf Course, Moorhill Road, West End, Southampton, SO30 3XH
Applicant: Mark Russell
Proposal: Erection of golf course clubhouse and ancillary facilities, golf cart store and car parking area, together with repositioned internal access roads, landscaping and SuDs.

Recommendation:

Subject to satisfactory receipt of the following documents, completion of consultations on the additional information and any associated conditions:

- I. Management plan for bar/ lounge (including opening hours and measures to control noise, odours and disturbance).
- II. Construction Environmental Management Plan
- III. Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land and include details of retaining walls.
- IV. A desk study, site investigation and where necessary remediation scheme to deal with ground contamination.
- V. Full design details of the sustainable drainage system (including attenuation pond) and future maintenance arrangements.
- VI. Investigation of the condition of the drainage ditch (with photographic evidence) including measures to repair the ditch where necessary.
- VII. Ecological mitigation and enhancement plan with location of biodiversity enhancement measures.
- VIII. A precautionary method statement for reptiles.
- IX. Details of external lighting (including light spill diagram)
- X. Details of materials to be used in the external surfaces of the development.
- XI. Elevations and details of the entrance gate and any boundary treatments.
- XII. Full soft landscape specification and management schedule for a minimum of five years.

Then delegate to the Head of Housing and Development Management in consultation with the Chair, Vice-Chair and Local Ward Councillors to **GRANT PLANNING PERMISSION**

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 19320-D-01 Rev D, J00565-017, 102 Rev G, 103 Rev C, 006 Rev P, 010 Rev J, 011 Rev H, 017, 020 Rev K, 030 Rev G, 35 Rev A, 901 Rev J & 902 Rev A.
Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The development must accord with the arboricultural report reference D2033AIA produced by Alderwood Consulting. No excavation, demolition or development related works shall commence until tree protection fencing and ground protection has been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work.
Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
- 4 The development hereby permitted shall not be brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition that any remediation scheme required and approved under the provisions of the above condition has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless agreed in writing with the Local Planning Authority such verification shall comprise:
 - a. photographs of the remediation works in progress,
 - b. certificates demonstrating that imported and / or material left in situ is free from contamination.Thereafter the scheme shall be monitored and maintained in accordance with the scheme previously approved.
- 5 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only in connection with the golf club.
Reason: In the interests of highway safety.
- 6 The drainage system shall be constructed in accordance with the Flood Risk Assessment ref: 19320, unless otherwise first agreed in writing by the Local Planning Authority in consultation with The Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. Surface water discharge to the existing ditch shall be limited to 2.0 l/s.
Reason: To enable a functional SUDS system for the development.
- 7 The development shall be carried out in accordance with the Ecological Appraisal Report by John Associates (J00565/ Version 1.1, dated August 2020) and Technical Note: Reptile Surveys by John Associates. Any vegetation clearance shall only be carried out outside of the bird nesting season (February – September inclusive) or preceded by a nesting bird check from a suitably

qualified ecologist.

Reason: In the interests of ecology.

- 8 The landscaping scheme must be completed in accordance with the approved details and to the appropriate British standard within 12 months from the completion of the golf club house or by such later date as the Local Planning Authority may determine. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping and planting schemes.
Reason: In the interests of the visual amenities of the locality.
- 9 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 10 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.
- 11 The development hereby approved shall be used as a golf club house only and for no other purpose [including any other purpose in Class D2 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification].
Reason: The site is located within the countryside where the types of development are controlled.
- 12 The bar lounge and outdoor external seating area hereby approved shall only be used in connection with the golf club and not for independent functions. No functions shall take place on major events days at the Ageas Bowl (i.e. events that attract over 15,000 people). The use and running of the club house will accord with the approved management plan.
Reason: The site is within countryside and to protect the amenity of the locality.
- 13 The stewards flat within the development hereby approved shall only be occupied by the person managing the club's facilities or an employee of the golf club.
Reason: The site is located within the countryside where new residential development is not normally permitted.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to Committee because it is a major development and Eastleigh Borough Council has an ownership interest in the site.

Introduction/ Background

1. The proposal is for the erection of a golf club house incorporating new parking area, landscaping, an attenuation pond and other sustainable urban drainage features and biodiversity enhancements. The single storey club house building covers 468m² and encompasses a bar/ lounge, kitchen, changing facilities, professional shop and a single bedroomed stewards flat.
2. The proposal also includes the construction of a sixty space private car park and ancillary building to store golf cart buggies along with a collection/ drop off point. The proposal will utilise the existing access off Moorhill Road, which will be realigned within the site to make way for the new facility.
3. The application follows on from a previous planning permission, which allowed the extension and redesign of the existing eighteen hole golf course to encompass a wider area. That permission allowed part of the golf course to be used for match day parking, with up to 400 cars entering and all cars leaving via the Moorhill Road access (F/18/83908).
4. The application is accompanied by the following reports and technical assessments:
 - Planning Statement
 - Design and Access Statement
 - Visual Impact Assessment
 - Arboricultural Impact Assessment
 - Transport Statement
 - Ecological Impact Assessment
 - Flood Risk Assessment (including surface water and foul drainage strategy)
 - Cultural Heritage Assessment

Environmental Screening

5. The proposal has been screened under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011, as the site area is 1.1 hectares, which is marginally above the above the 1 hectare threshold set out within Schedule 2, Part 12, Criterion f. It has been determined that subject to appropriate conditions that the proposal would

not have likely significant effects on the environment and therefore would not be development requiring an Environmental Statement.

6. The nature and size of the development is not considered to have a likely significant impact on any European Designated Site.

Character of the Locality

7. Boundary Lakes Golf course is located within an area designated as countryside and Strategic Gap between Southampton, West End and Hedge End. To the north past the golf course is Telegraph Woods SINC (approximately 200m) and the Ageas Bowl cricket ground and hospitality facilities (approximately 900m).
8. With regards to adjoining uses, to the immediate north west is a row of three detached dwellings that are set within large curtilages. A derelict residential property is situated to the south east with an appeal allowed for the site to be used for caravan sales/ workshop. To the south west, beyond Moorhill Road, is sited Moorhill Gardens and the urban areas of Thornhill and Harefield.

Site Characteristics

9. The site covers approximately 1.1 hectares and comprises an area of land within the existing golf course. The site is located next to Moorhill Road, where it is bordered by mature trees and vegetation along its south western boundary and these are protected through a TPO. There is a further tree line along the sites south eastern boundary and these are next to a ditch. Due to these trees there is limited visibility into the site from Moorhill Road or Charles Watts Way, especially during the summer months.
10. Topographically most of the site is relatively flat level and then the ground slopes away to the north and east so that the land is on a relatively high point within the undulating golf course. The site is accessed from Moorhill Road and connects to an existing road network providing a secondary access to the cricket ground. The access is heavily used during major cricket or hospitality events and is part of the traffic management plan secured under the previous permission.

Relevant Planning History

11. **F/18/83908** - Construction of golf course extension and its dual use for temporary, occasional car parking for major events (more than 15,000 capacity) for the Ageas Bowl between April and October for up to 1300 cars on approximately 12 occasions per annum. Associated landscaping, drainage, ecological enhancement, tree works and earthworks – Permitted (Sep 2019)

12. **F/07/61830** - Construction of 4-storey, 175-bedroom hotel to include dual media & hospitality uses, media centre, restaurant & bar, golf clubhouse facility conference rooms & spa leisure facility with car parking & access from Marshall Drive; construction of new covered stands to include permanent & temporary seating (total site capacity 25,000 spectators), catering facilities, executive boxes, retail units, screens & scoreboard, match control room, outside broadcast compound & perimeter fencing; redesign, re-contouring & extension of existing golf course to provide 18-hole golf course to include re-routing of footpaths, a feature lake & landscaping; & provision of temporary construction access off Botley Road – Permitted (2009)

Representations Received

13. One letter from the owner of Thorneydown Bungalow supporting the application on a number of provisos including; no increase in traffic; the club house is only used in connection with the golf facility and the club house is not used after 11pm; tree screening and a bund is provided on the north western boundary to screen headlights; only low level lighting is used; removal of the 10th tee; left turn only into Moorhill Road; a secure entrance is provided to restrict unauthorised access onto the site; construction hours conditioned; a site management plan is provided.
14. One letter from Shirrabank on Botley Road, outlining the danger caused by stray golf balls coming into garden as current netting is insufficient.

Consultation Responses

Planning Policy – No objection

15. The principle of development is supported as it is in line with Policy WE4 (Land at Ageas Bowl), which states that development must be for outdoor sport or recreational purposes or for buildings strictly ancillary to such uses.

Urban Design Officer – No objection

16. The amended plans follow previous feedback given by the Urban Design Officer and the additional raised planters fronting the terrace are welcomed. Minor changes suggested around materials, increasing the prominence of club entrance, additional tree planting and sustainable technologies.

Landscape Officer – No objection plans have been amended to follow previous advice given.

Ecology Officer – No objection

17. The ecological appraisal is acceptable.

18. The reptile surveys (technical note) confirms presence of a low population of slow worms and a population of common lizards is assumed from previous survey date. A precautionary working method statement for replies should be conditioned.
19. Eastleigh Borough Council requires that surface water be subject to three above ground naturalised forms of filtration before being discharged at greenfield rates. The Flood Risk Assessment outlines several options, including permeable surfacing, sedum roof & planters and a detention basin. Further drainage details are required by condition.
20. Environmental Construction Management Plan and Landscape Environmental Management plan conditions should be applied. The rhododendron will be controlled/removed through the implementation of the LEMP.

Tree Officer – No objection

21. While the majority of the site is free from trees, the site is bordered by significant tree groups to the south west and south east. The trees to the south west, along the highway, are protected by a Tree Preservation Order.
22. No significant trees are due for removal under the proposed development, although there are recommendations that some trees are removed for health and safety reasons. The arboricultural report is satisfactory and stipulates the methods of tree protection.

Environmental Health Officer - No objection subject to land contamination and amenity conditions.

Transport Officer (Hampshire County Council) – No objection

23. The proposal will utilise the existing Moorhill Road access and visibility at the junction accords to standards.
24. The transport assessment suggests an average trip rate of 20 vehicles per hour utilising the site (equating to 1 vehicle every 3 minutes). Whilst it would be expected that tee-off split times of 8 minute frequencies could result in more than one vehicle arriving at any one time, as an increase in trips compared to the existing situation, the increase will be minimal at just +1.4%.
25. The sites access from Moorgreen Road is anticipated to work well within capacity. Modelling data of the Kanes Hill roundabout demonstrates that queues heading south on the A27 Moorhill Road are very unlikely to obstruct right turns into site or cause back up issues onto Kanes Hill roundabout, which is approximately 175 metres away. However, it would be beneficial for the developer to provide keep clear markings across the entrance to ensure right hand turns into the site can always be achieved.

26. The provision of a 60 space car park is adequate and will provide more spaces than the 46 spaces currently provided for the existing on-site golf course near the hotel. Cycle storage has also been included next to the building.

27. The car park layout is acceptable with adequate circulation space and 6.0m aisle widths to allow for easy turning. Recommend 0.3m step out strips for spaces next to landscaping and retaining walls to allow space to open car doors.

Hampshire County Council (Lead Flood Authority) – No objection

28. The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through permeable paving (geocellular grid filled and underlain with gravel) and a detention basin. Additionally, surface water will be discharged to an existing ditch at a discharge rate of 2.0 l/s.

Hampshire County Council (Archaeology) – No objection.

29. The study of the site presented, using aerial photography and a site visit, indicate that this part of the golf course had been subject to substantial impact by groundworks and earthmoving during earlier iterations of the golf course history (para 3.4 and 4.28) Such earthmoving and landscaping will have had a significant impact on the archaeological potential of the site (para 5.2). In light of this extensive and damaging past episode no further archaeological works are merited (para 5.12 and 6.5).

Highways England – No objection

Southampton Airport – No objection

West End Parish Council – No objection

Hedge End Town Council – No objection

Natural England – No comment

Policy Context and Designations Applicable to Site

- Strategic Gap
- Countryside
- Blanket TPO (along front boundary with Moorhill Road)
- The Rose Bowl and Tennis Centre Special Policy Area

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 1.CO (Countryside Protection)

- 2.CO (Strategic Gap)
- 25.NC (Promotion of biodiversity)
- 34.ES (Reduction of greenhouse gases/ Sustainable construction)
- 36.ES (Lighting design)
- 37.ES (Energy efficiency)
- 45.ES (Sustainable drainage)
- 59.BE (Design criteria)
- 63.BE (Car park design)
- 100.T (Transport criteria)
- 104.T (Off-highway parking)
- 158.OS (Special Policy Area)

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

30. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

31. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid 2021. Given the status of the Submitted Plan, it is considered that considerable weight can be attributed to it. The most relevant policies are:

32. Strategic policies:

- S1 (Sustainable Development);
- S7 (New Development in the Countryside)
- S8 (Protection of Countryside Gaps)
- S10 (Green Infrastructure)

33. Development Management policies:

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM3 (Adapting to Climate Change);
- DM6 (Sustainable Surface Water Management and Watercourse Management);
- DM8 (Pollution);
- DM10 (Water and Waste Water);
- DM11 (Nature Conservation);
- DM13 (Transport);
- DM14 (Car Parking);
- DM36 (New Recreational Development)

34. Site Policies

- WE4 (Land at Ageas Bowl & Tennis Centre)

Supplementary Planning Documents

- Quality Places (November 2011);
- Environmentally Sustainable Development (March 2009);
- Biodiversity (December 2009);

National Planning Policy Framework

35. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

36. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

Planning Practice Guidance

37. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

38. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle

39. The application site at Boundary Lakes golf course is located within the Rose Bowl and Tennis Centre Special Policy Area, under the adopted Local Plan. The golf course forms part of a complex of high profile sporting and hospitality facilities, built around the Ageas Bowl Cricket Ground. The Council is keen to support the long term success of these sporting facilities, which caters for both local residents and those coming from further afield.
40. The golf course is currently being extended and redeveloped as part of an earlier planning permission. While the golf course is relatively successful, the lack of a dedicated golf club house means that the facility is at a competitive disadvantage compared to other similar courses with golfers having to rely on the hospitality facilities located at the Ageas Bowl/ Hilton Hotel.
41. Saved Policy 158.OS makes provision for development within the Rose Bowl and Tennis Centre Special Policy Area, where it is ancillary to outdoor sports/ recreational facilities. This would include the proposed club house, which will support the existing golf facility.
42. The site is also located within an area of countryside and strategic gap, where Saved Policies 1.CO & 2.CO of the adopted Local Plan are applicable. Saved Policy 1.CO allows for developments related to outdoor uses within the countryside, providing any associated buildings, hard standings or structures are not of a form, scale or design, which would demonstrably harm the character of the countryside.
43. The club house is a single storey building, which encompasses a bar/ lounge, kitchen, changing facilities and professional shop. At one end of the building is a small one bed stewards flat, to allow the steward to remain on site to ensure the smooth running of the golfing facility. The proposal includes an associated 60 space car park, golf buggy storage facility, entrance gates and new signage. It is considered that the scale of the building and type of facilities provided is reasonable and would be comparable to those available within other sports clubs.
44. The application site is heavily screened by mature trees and vegetation along both its Moorhill Road boundary and its south eastern side boundary with Thorneydown Farm. A further row of trees will be planted along the sites north western side boundary, providing screening for the dwellings to the north (at Thorneydown Bungalow, Holmes Manor and South Lodge). As such there will be limited visibility of the club house and associated development from outside of the site.
45. It is considered that the proposal accords with Saved Policy 1.CO in that the development is will be of an appropriate a form, scale or design, which would not demonstrably harm the character of the countryside.

46. The site is also located within the strategic gap, where Saved Policy 2.CO makes provision for development where it does not physically or visually diminish the strategic gap. The aim of the policy is to maintain the openness of the gap and prevent the coalescence of nearby settlements.
47. While the proposed development will introduce a building and associated structures into the strategic gap, this impact has been minimised by siting the golf club house at the edge of the large golf course, where it will sit along Moorhill Road close to other buildings. The proposal is not considered to undermine the function of the strategic gap, which will remain mostly undeveloped and encompasses telegraph woods and the existing golf course.
48. The Council is in the process of adopting the submitted local plan, which due to its advanced stage holds considerable weight in the assessment process. Under this plan the site remains within an area of countryside and countryside gap and so would be subject to Draft Policies DM36 (recreational development within the countryside) and S8 (countryside gaps). While the wording of the submitted policies has been updated to follow the guidance set out within the National Planning Policy Framework, the policies generally reflect the earlier requirements of Saved Policies 1.CO, 2.CO & 158.OS.
49. The main difference between the adopted and submitted local plans, is that the application site has been taken out of the Ageas Bowl and Tennis Centre Special Policy Area under the published version of the submitted plan. However, following feedback from the Planning Inspector, the Council is working on modifying this policy and there is a reasonable prospect that the special policy area will again be extended to include the golf course (action point 13.14). In this case Draft Policy WE4 (The Ageas Bowl and Tennis Centre Special Policy Area) will apply, which is a revised version of Policy 158.OS. In all other respects the policy position does not significantly change under the submitted local plan.
50. In conclusion, it is considered that the proposal meets the main objectives of Saved Policies 1.CO, 2.CO and 158.OS and the principle of development is therefore acceptable, subject to detailed consideration of the other relevant planning policies and material considerations.

Character and Appearance

51. Saved Policy 59.BE of the adopted local plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. The policy provisions are considered to be consistent with the requirements of the NPPF and in particular those within Chapter 12 - achieving well designed places.

52. Saved Policy 158.OS covers the special policy area and requires development to be of a high quality layout, design and landscaping, which fits into the wider landscape setting.
53. The proposed club house will not be readily visible from outside of the site and so it is not necessary for the proposal to closely replicate the surrounding development. The club house is a single storey building of a contemporary design. The building will be mostly covered in vertical timber cladding with a grey aluminium roof and the secondary elements and retaining walls are in a light grey/ buff brick. The building has been broken down into smaller elements that are linked by a sedum (green) roof.
54. The club house is perched on the top of the slope with its north eastern elevation visible across the golf course. The building's design maximises this aspect with the bar/ lounge having large windows and access to an external seating area on its wrap around terrace. In front of the north east elevation is a large wildflower meadow grass area and attenuation pond, which as well as adding to the landscape setting also functions as part of the sustainable drainage system.
55. The club house is of a good design and its individual elements create interest and help to reduce the buildings overall height and massing. The area around the club house contains a number of raised ornamental shrub beds, which provide colour and soften the appearance of the building. The row of mature trees along the site boundaries, and additional tree planting along the north western boundary, will provide an attractive backdrop to the building and help it settle into the wider landscape.
56. In terms of the car park, the circulation routes and car parking spaces are to be surfaced in contrasting materials. The golf cart store will be located at the far end of the car park, next to the building's service area, and is a simple timber enclosure. The car park is reasonably well landscaped with trees and planters introduced between spaces and at the end of the aisle to break up the larger areas of hard surfacing.
57. No objection has been raised by the Council's Urban Design or Landscape Officers and the proposal has gone through a series of amendments to improve the function, design and landscaping of the building and associated car park. In terms of its character and appearance, the proposed development is considered to meet policy requirements and will be an acceptable addition to the golf course.

Car Parking and Access

58. Saved Policy 59.BE (v.) requires that development has a satisfactory means of access and layout for vehicles, whilst Saved Policy 104.T requires that an appropriate level of car parking be provided. Saved Policies 100.T & 158.OS (v.) also requires development to make provision for sustainable transport methods. The Saved Policies are

consistent with the requirements of the NPPF and in particular those of paragraphs 109 & 110.

59. The proposal includes a sixty spaces car park, which is an increase on the current forty-six spaces available at the Ageas Bowl. The sixty spaces are the maximum that can be provided on this relatively level section of the Ageas site. Whilst the proposals are not resulting in a direct increase in the size of the golf course, the development seeks to make the golf course more attractive to members and as such an increase in available car parking is required to accommodate for any future increase in demand.
60. The golf club house will employ up to eight staff. Cycle hoops have been provided next to the service area, although these will mainly be available for staff as most golfers will need to transport sports equipment in private vehicles. The car park also includes the provision of four disabled spaces, six spaces with electric charging facilities and storage for golf carts. The layout of the car park is acceptable with adequate circulation space and 6.0m aisle widths to allow for easy turning.
61. The proposal is supported by a transport assessment, which was informed by pre-application discussions with the Transport Team at Hampshire County Council. It is estimated that the proposal will result in a fairly minimal increase trip rate of just 1.4% compared to the current situation, with car movements based on tee off times and varying throughout the day.
62. The small increase in trips associated with the golf club house should not have a significant impact on the road network or highway safety. The Moorhill Road access is anticipated to work well within capacity and modelling of the Kaneshill roundabout to the south has demonstrated that queues heading south on the A27 Moorhill Road are unlikely to obstruct right turns into site. As such, it is onwards not anticipated that any right turn delay into site will have back-up issues onto Kaneshill roundabout, which is approximately 175 metres away.
63. The Moorgreen Road junction is used as part of the access / egress arrangements for the Ageas Bowl's major event days which happen up to 12 times each year each year and was secured as part of a previous planning permission. The previous permission allows the Moorgreen Road access to be used for up to 400 vehicles arriving and unlimited vehicles exiting the site. The golf course is anticipated to be closed or have reduced operating hours on major event days and a section of the golf course will be used for overflow parking.
64. The development will not alter the existing Moorhill Road access, which accords with visibility standards and is restricted to left and right turn in and left turn out only. The car park entrance is close to the Moorhill Road junction and connects to the existing road network running through the golf course, which will be slightly realigned to make way for the club house

building. A new entrance gate and signage is proposed at the Moorgreen Road entrance, with the gates providing additional security when the golf course is closed and will be under the control of the steward living on the premises.

65. Overall, it is considered that the proposal accords with policy provisions in that the development has an appropriate level of parking and provides an acceptable layout and means of access for vehicles, with clear pedestrian routes from the car park and golf course into the club house building. Provision is made for cycle storage, although most trips are likely to be by car due to the location of the golf course and equipment needed.

Trees

66. Saved Policy 59.BE (i) requires development to take full account of natural features and trees worthy of retention and these requirements are in line with the National Planning Policy Framework.
67. The site is bordered by significant tree groups to the south west and south east. The trees to the south west, along the highway, are protected by a Tree Preservation Order. No significant trees are due for removal under the proposed development and the submission is accompanied by an arboricultural impact assessment, which stipulates methods of protecting the trees on the site. No objection has been raised by the Council's Tree Officer and a condition will be used to ensure the tree protection methods are in place before construction work commences on the site.

Ecology

68. Saved Policy 25.NC looks to protect habitats and ecological features of importance. Since the adoption of these policies, the ecological requirements have been strengthened with paragraph 170 d) of the NPPF requiring development to minimise impacts on and provide net gains for biodiversity.
69. The planning submission is accompanied by an ecological appraisal and reptile surveys. The contents of which have been reviewed and approved by the Council's Ecology Officer.
70. The ecological information concludes that the habitats present across the site are commonplace within the UK and the overall ecological habitats value of the site is low. The site and surrounding land has the potential to support birds, bats and hedgehogs and the report outlines methods to protect these species during the development phase. The reptile survey confirms a low population of slow worms and previous survey data highlighted a population of common lizards. As such a precautionary working method statement for reptiles will be required before issuing the planning decision.

71. The report outlines ecological enhancements within the site such as the proposed green roof; planting of trees; vegetation and flower rich grass; the provision of ten bird and ten bat boxes and the inclusion of new habitats for reptiles, hedgehogs and bees. Precise details of the enhancements measures will need to be approved as part of a landscape and environmental management plan prior to issuing the decision.
72. With the extra information, the development will be able to protect existing species on site and incorporate ecological enhancements to provide biodiversity net gain. As such the development will meet the policy requirements.

Drainage and Flood Risk

73. Saved Policy 45.ES requires development proposals to incorporate measures for the disposal of surface water, where practical through sustainable drainage systems and include maintenance arrangements. Saved Policy 158.OS (viii) adds the requirement that development proposals must ensure that surface water drainage will not increase flood risks downstream. The policy requirements are in line with the National Planning Policy Framework, with paragraph 165 requiring sustainable drainage systems to be incorporated into major developments.
74. The submission is supported by a flood risk assessment, which confirms that the site is within flood zone 1 with a low risk of fluvial flooding and a very low risk of surface water flooding.
75. The proposal includes a surface water drainage strategy, which aims to maintain existing greenfield discharge rates. Whilst infiltration is not possible due to the soil type, the proposal incorporates a number of above ground forms of naturalised infiltration that will treat and transport surface water falling from the development and funnel it into a large attenuation pond on the eastern side of the site.
76. The car park will be surfaced in a geocellular grid system underlain with gravel that will filter the water and will be graded or have a connection leading to the attenuation pond. Water falling on the building will be directed towards the green roof and through the planters, which filter the water and drain straight into the attenuation pond.
77. The attenuation pond will hold a significant volume of water and so will slow down the surface water run off rate. Overtime the collected surface water will be discharged into the drainage ditch running along the southern side of the site and feed into the wider drainage network that currently serves the golf course. The attenuation pond and SUD's system will also offer benefits to landscaping, biodiversity and water quality.
78. The surface water drainage strategy has been reviewed by the County Council's Flood and Water Team and the Council's Ecology Officer and no

objection has been raised. The final details of the drainage scheme are to be approved before issuing the planning decision.

Residential Amenity

79. Saved Policy 59.BE of the adopted local plan requires development to avoid unduly interfering, disturbing or conflicting with adjoining or nearby residential properties, including by way of overlooking and loss of light or outlook, noise and disturbance. Paragraph 127 of the NPPF, amongst other things, requires that planning decisions ensure that development provides a high standard of amenity for existing and future users.

80. The nearest dwellings are 40m away from the site, on the opposite side of Moorhill Gardens situated behind a dense row of trees. Approximately 80m to the north is the start a row of three dwellings at (Thorneydown Bungalow, Holmes Manor and South Lodge) and the proposal includes further tree planting along this boundary. At these distances the proposed club house and associated car park is not considered to have an unacceptable impact on the dwellings in terms of overlooking, loss of light or outlook.

81. The club house contains a bar/ lounge, which is provided for customers of the golf course as the hospitality facilities within the main Ageas Bowl stadium get busy. Further details have been requested as to the bar's opening hours and measures to control noise, odours and general disturbance from the premises. This information would need to be agreed before issuing a decision in consultation with the Council's Environmental Health Officer.

Sustainability

82. Saved Policy 37.ES requires development to maximise energy efficiency and make provision for renewable energy. These provisions are generally in line with the position of the National Planning Policy Framework.

83. The development incorporates many of the passive design principles to maximise natural daylight and ventilation and thus the increase energy efficiency of the building. The development also includes a number of sustainable technologies within the club house building such as a green roof and the addition of solar panels. Whereas the car park makes provision for electric vehicles and there is a small area for staff cycle storage. As such the proposal is considered to meet the sustainability requirements set out with the planning policies and helps towards the council achieving its climate change ambitions.

Other material considerations

Equalities Implications:

84. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

85. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

86. It is considered that the proposal meets the national and local planning policy requirements in respect of development within the countryside and strategic gap. In addition, the development is of a good quality design and landscaping; provides satisfactory car parking and access arrangements; includes protection of trees; makes provision for protected species and biodiversity enhancements; provides a sustainable drainage system and includes sustainable technologies.

87. As such the proposal is recommended for permission subject to the approval of the outstanding information and recommended planning conditions (as listed at the front of the report).

