REF. NO. F/12/70563

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Amendment to temporary haul route and golfer's path approved under F/07/61830. The ageas Bowl Botley Road West End Southampton SO30 3HA

SITE VISIT DATE pre-app 9 Feb 2012

ARE PLANS ACCURATE? yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? None required

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Amendment to route of haul road and subsequent golfers path/maintenance track in order to avoid dormouse habitat. Part of golf course construction and end use proposals for Ageas Bowl. Application includes details of habitat protection, construction, tree protection and landscaping.
SITE AREA	110m track/4m wide
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Site undulates but general rise from south to north of c2m
TREES	Route runs through woodland of mixed species
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS	Countryside used as golf course which is currently being remodelled and extended. Pockets of woodland and scrub which include a dormouse habitat.
CHARACTER OF LOCALITY	Countryside/gap between West End, Hedge End and Southampton. Motorway dominant and cricket ground stadium.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
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	Permit 18.3.09

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	course to include re-routing of footpaths, a feature lake & landscaping; & provision of temporary construction access off Botley Road	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Countryside and Trees	No objection. Proposals will not harm dormice.
Head of Environmental Health	No objection
West End Parish Council	No objection. Request for footpath diversion markings and full reinstatement after works completed.
Fisher German (Pipeline Agency)	Government Pipeline and Storage System may be affected. Section 16 Consent under Land Powers (Defence) Act 1958 may be required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary within Hedge End/West End/Southampton Strategic Gap Within Rose Bowl and Tennis Centre Special Policy Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies 1.CO, 2.CO, 25.NC and 158.OS
Eastleigh Borough Local Plan 2011-2029 Consultation Draft Policies DM1, DM10, DM27, WE4
Biodiversity Supplementary Planning Document 2009

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework March 2012

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to visual and biodiversity impacts

COMMENT ON CONSULTATION RESPONSES

Conditions and informatives included in decision notice

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. F/12/70563

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- Proposals in association with sporting/recreational uses within the countryside/Strategic Gap and within the designated Rose Bowl and Tennis Centre are acceptable in principle and this minor change to the haul road and subsequent golfers path/maintenance track is therefore also acceptable in principle and in accordance with the relevant planning policies: Eastleigh Borough Local Plan Review (2001-2011) Saved Policies 1.CO, 2.CO, and 158.OS and Eastleigh Borough Local Plan 2011-2029 Consultation Draft Policies DM1, DM10, and WE4.
- The nature conservation interests, particularly the protection of the habitat of the protection species (dormice and slow worm) have been fully considered. The resiting of the route away from the dormouse habitat is a positive impact. The proposals comply with the requirements of policies 25.NC and DM1 and the Biodiversity SPD.
- Visually, the stretch of track is well screened and not open to wide public views. The visual integrity of the strategic gap and countryside would not be unacceptably harmed and new landscaping is proposed as part of a comprehensive scheme for the whole golf course. The track would be reduced to 3m in width following cessation of its haul road use.
- Adequate tree protection is proposed and conditioned
- The route would provide safe access within the golf course which meets disabled access requirements.
- The applicants have met on site with the Pipeline Agents to discuss the proposed works and any need for separate consents.
- The applicants have been made aware of WEPC's comments regarding the footpath, although the route and diversion are not in the direct vicinity of the proposed works.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The minor works proposed are in accordance with the saved and emerging Development Plan policies and the guidance within the NPPF. Permission is recommended.

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