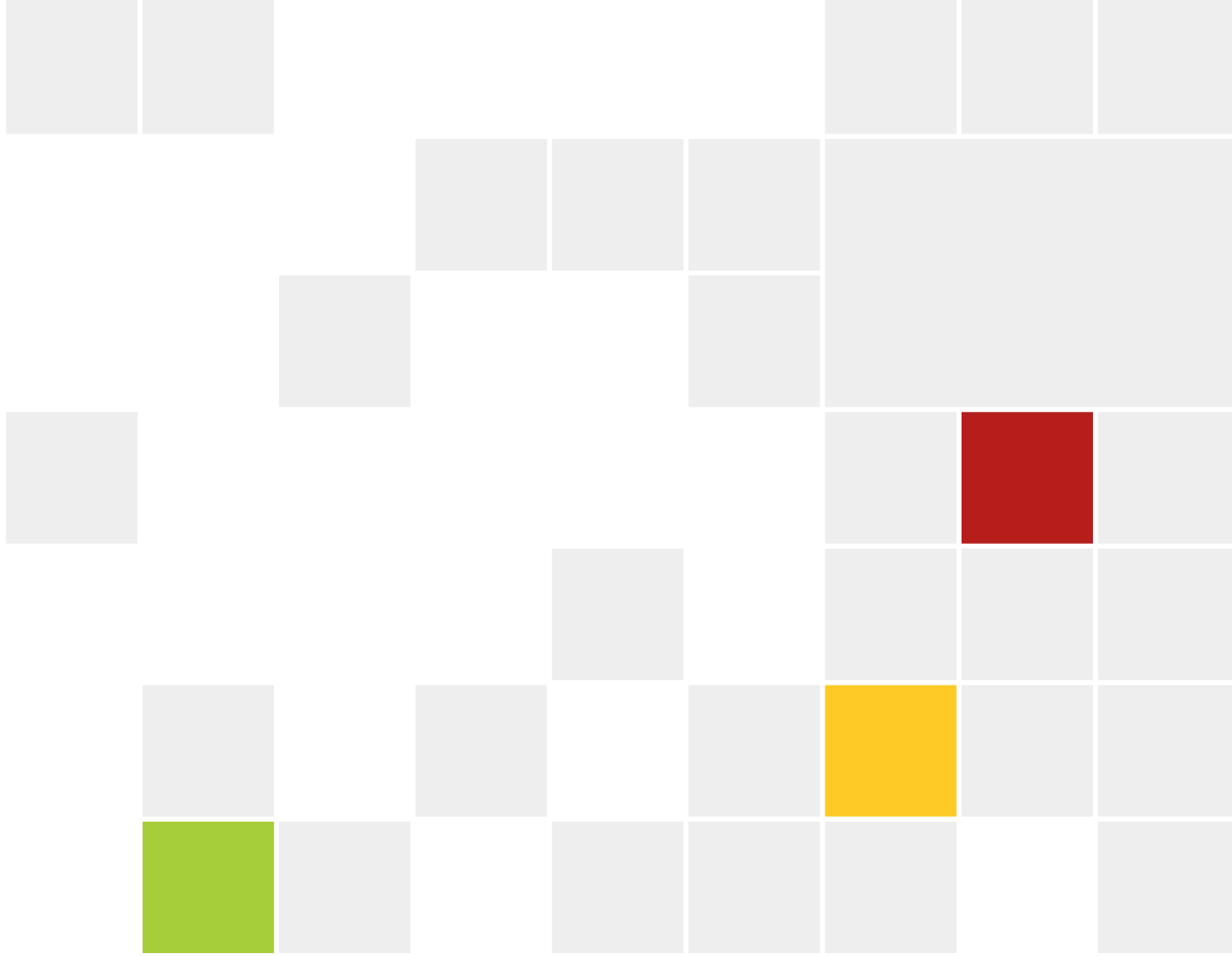
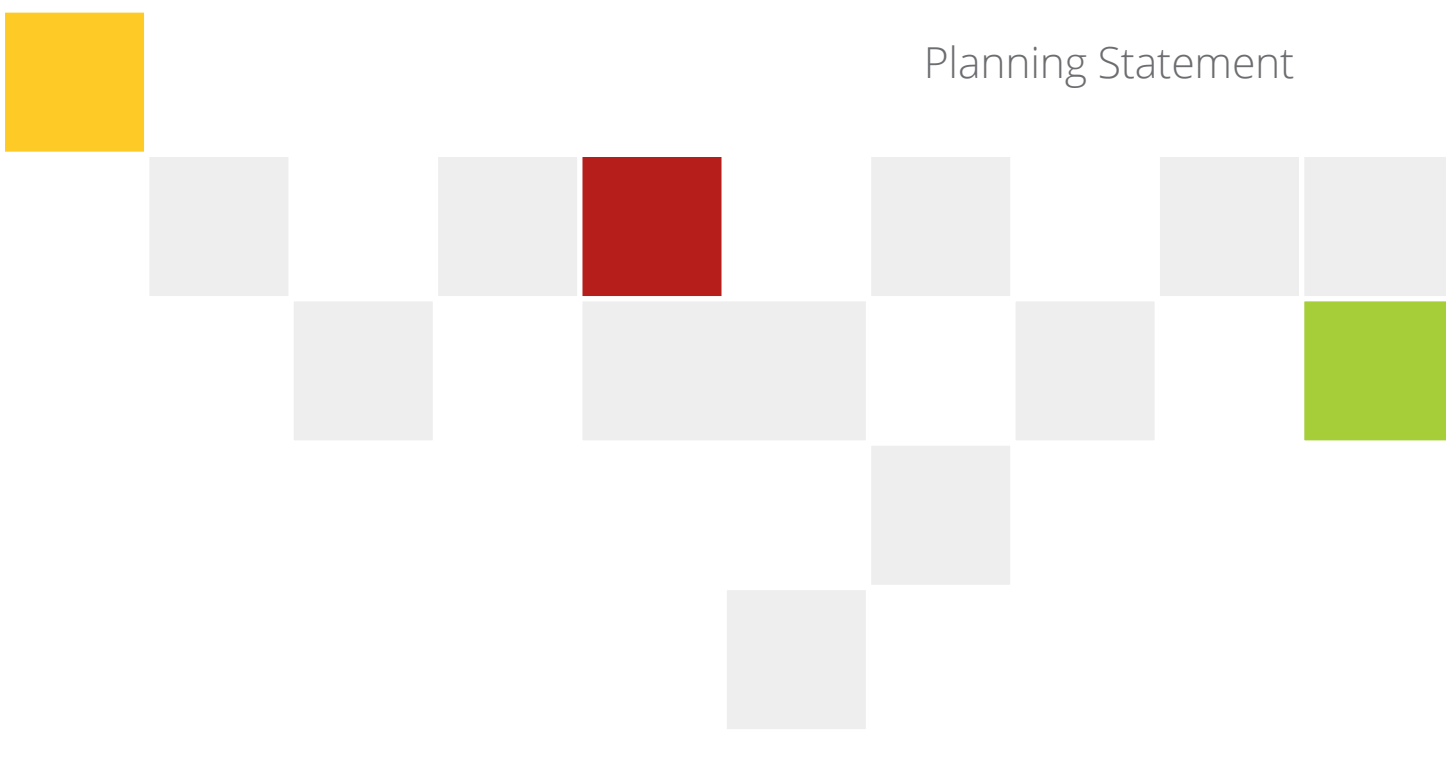




Boundary Lakes Clubhouse

Planning Statement



Boyer

Report Control

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Client:	Land Development Advisory Services Ltd
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1. INTRODUCTION

- 1.1 This planning Statement (“Statement”) has been prepared in support of a full planning application submitted on behalf of Land and Development Advisory Services Ltd and RB Sports & Leisure Holdings Ltd (the “Clients”) at Boundary Lakes Golf Course (“the Site”).
- 1.2 Planning permission was granted on 30th July 2021 for planning permission ref: F/20/88655 at the Site for the “erection of golf course clubhouse and ancillary facilities, golf cart store and car parking area, together with repositioned internal access roads, landscaping, SuDs, and 2no. entrance signs.”
- 1.3 The description of the development for this application is proposed as follows:

Erection of golf course clubhouse and ancillary facilities, car parking area, together with internal access roads, landscaping, SuDs and 1no. entrance signs.
- 1.4 The principle of development for this application is identical to the above planning permission. As a result of changing operational requirements this application merely seeks to alter the form of the clubhouse building as well as providing increased car parking.
- 1.5 The application Site falls within the administrative boundary of Eastleigh Borough Council (‘EBC’), which is also the Local Planning Authority (‘LPA’). As such, the proposals are to be considered against its Development Plan and other relevant material considerations.
- 1.6 1.4 The remainder of this Planning Statement is structured as follows:
 - **Section 2** - Sets out the background to the application site;
 - **Section 3** – Sets out a description of the proposed development and summarises the proposed design;
 - **Section 4** – Provides an overview of national and local planning policies, and guidance;
 - **Section 5** – Provides an assessment of the proposed development against the identified planning policy framework and other material considerations; and,
 - **Section 6** – Sets out an overall assessment of the proposals.

Accompanying Documentation

- 1.7 The planning application is accompanied by the following supporting documents, which should be read in conjunction with this Statement.

Table 1: Drawings submitted in support of this application

Drawing Title	Drawing Number
Proposed Site Plan	CH_A01
Proposed GA Plan Ground Floor Plan	CH_A03
Proposed GA First Floor Plan	CH_A02
Proposed Clubhouse Elevations	CH_A04
Proposed Section A-A	CH_A05
Proposed Section B-B	CH_A06
Proposed Section C-C	CH_A07
Location Plan	2020-050-102 Rev G
Existing Site Plan	2020-050-103 Rev C
Landscape Masterplan	J01149-GA-01 Rev E
Gate Plan	CH_A08

Table 2: Documents submitted in support of the application

Document Title	Prepared By
Planning Statement	Boyer
Design and Access Statement and External Materials Schedule	TMF Architecture
Arboricultural Assessment	Mulberry Tree Management
Transport Assessment Addendum	WSP
Ecological Appraisal Report	Johns Associates
Flood Risk Assessment (Incorporating Surface Water and Foul Drainage Strategy)	Sustain Environmental
Energy Strategy and BREEAM	CMCe
Landscape Visual Appraisal	Johns Associates

2. SITE AND PLANNING HISTORY

Site Location and Characteristics

- 2.1 Extending to approximately 1.1 hectares, the site comprises an area of land within the existing golf course. The site is currently accessed from Moorhill Road to the south west, via an access road that leads to the cricket ground and adjoining facilities, which are located to the north east.
- 2.2 With respect to neighbouring uses, to the northwest are located three detached dwellings that are set within large curtilages. A derelict residential property and small holding is also situated to the southeast. To the southwest, beyond Moorhill Road, is sited Moorhill Gardens and the urban areas of Thornhill and Harefield.
- 2.3 Topographically the site is relatively level, notwithstanding some uneven (artificial) undulations associated with the golf course use. The land is very well contained and is bounded by frequent mature trees and vegetation, particularly to the southwest, south east and north east. Views into the site are therefore limited.
- 2.4 With respect to constraints, the site is not subject to specific statutory ecological or arboricultural constraints. However, it is relatively proximate to the Telegraph Woods SINC. Likewise, although the site is not located within a Conservation Area and is not situated within the vicinity of any Listed Buildings, it is located approximately 500 - 600m from the Hickley Wood Hillfort and Telegraph Woods Beacon, both of which are Scheduled Monuments.
- 2.5 With regard to Local Plan designations, the 'Eastleigh Borough Local Plan (2022)' indicates that the site is located within a 'Settlement Gap' and falls within the 'Countryside'. The land also falls within the 'Land at Ageas Bowl and Tennis Centre, Botley'.
- 2.6 It is relevant to note that the Golf Centre Clubhouse is now referenced within Policy WE4 Land at Ageas Bowl and Tennis Centre, Botley in the recently adopted Local Plan (2022).

Planning History

- 2.7 Most recently planning permission was granted at the Site for a new golf course clubhouse and car park area.

Planning Application (Ref: F/20/88655)

- 2.8 A planning application was submitted for the "Erection of golf course clubhouse and ancillary facilities, golf cart store and car parking area, together with repositioned internal access roads, landscaping, SuDs and 2no. entrance signs." This was submitted on 3rd September 2020 and approved on 30th July 2021.

- 2.9 Prior to this, the Site was associated with several other planning applications, which related to the extant use of the Site as a golf course, or which related to the functions of the wider Ageas Bowl site. Of these, planning application ref. F/07/61830 is most pertinent to the proposals, as it allowed for comprehensive improvements across the Ageas Bowl Complex, including the redesign, re-contouring, and extension of existing golf course (to provide and 18-hole course).
- 2.10 It is also relevant that the site to the southwest (Thorneydown Farm) benefits from consent for the development of a new detached two storey office, together with associated outbuildings. This permission was granted at appeal in August 2019 (PINS ref. APP/W1715/W/18/320748).

3. PROPOSED DEVELOPMENT

- 3.1 The principle of the previously permitted development on the site remains the same.
- 3.2 The new proposal is merely designed to reduce the footprint of the building from the surrounding landscape to preserve the existing green space, whilst accommodating a larger interior space following revised functional requirements; the proposed footprint of the Clubhouse is 12% smaller than the previously approved scheme due to the slope in the Site which lends to a split-level building.
- 3.3 The proposed development also includes the enlargement of the parking facilities at the Site to serve the new Golf Course and Clubhouse. The proposed new car park will have an additional 24 parking bays meaning the total spaces would increase from 60 to 84 spaces, including 4 disabled spaces. The quantum of car parking is derived from an understanding of the existing club membership and associated patterns of use.
- 3.4 The description of the development is proposed as follows:
- Erection of golf course clubhouse and ancillary facilities, car parking area, together with internal access roads, landscaping, SuDs and 1no. entrance signs. Vehicular and pedestrian access to the site will still be provided from Moorhill.*
- 3.5 Road, and the existing internal access track will still provide access into the proposed car park and service area. The access track will be realigned in order to accommodate the bigger car park.
- 3.6 A further row of trees will be planted along the north-western side boundary to enhance the landscape character of the Site. Whilst the number of proposed trees delivered as part of the proposal will remain at 15 no. specimen trees, it is proposed to relocate a small number of the trees approved within the car park area to the area along the boundary of the adjacent site. This will help soften the appearance of the car park.
- 3.7 The proposal also incorporates landscaping, sustainable urban drainage (SuDs) features and biodiversity enhancements. Consistent with the current use of the Site as a golf course, we regard the proposal as falling within Use Class E 'Assembly and Leisure'.
- 3.8 Full details regarding the new development scheme at the Site, including the new car park scheme design, can be found within the Design and Access Statement which accompanies this submission.

4. PLANNING POLICY CONTEXT

- 4.1 This section outlines the relevant planning policy framework against which the proposed development has been prepared and against which it will be determined.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act advises that planning applications should be determined in accordance with Development Plan policy unless material considerations state otherwise.

Current Local Plan: Eastleigh Borough Local Plan (2022)

- 4.3 The Development Plan for Eastleigh Borough Council currently comprises the Eastleigh Borough Local Plan (2022). We consider that the following Local Plan policies are relevant to the proposed development.
- 4.4 **Policy WE4 ('Land at Ageas Bowl and Tennis Centre, Botley')** – This policy outlines the criteria by which development proposals should abide by within the policy area. The Clubhouse is directly referenced in the Local Plan under policy WE4.
- 4.5 **Policies S1, S2, S5, S6, S9 ('Strategic Policies')** – These policies describe the strategic approach to development across the Borough. Policy S5 addresses circumstances when development in the countryside might be permitted, noting that this includes for tourism and outdoor recreation. Policy S6 indicates that development within strategic gaps should not diminish the gap, nor be detrimental to the separate identity of settlements. S9 further indicates that developments should adopt a strategic approach to the provision of green infrastructure.
- 4.6 **Policies DM1, DM2, DM3, DM5, DM6, DM11, DM12, DM13, DM14, DM34, DM36 ('Development Management')** – These policies set out a range of general development management policies which relate to urban design, environmental sustainability and climate change, sustainable drainage, nature conservation, the protection of heritage assets and transport and parking matters.

Material Considerations

National Planning Policy Framework (NPPF)

- 4.7 The NPPF provides the overarching planning policy framework, against which all Local Plans and Neighbourhood Plans should be prepared, and against which planning application are assessed. The Framework does not change the statutory primacy of the Development Plan for decision-making, but it is a key material consideration for LPAs and decision-takers.

4.8 The over-arching national planning policy theme evident within the NPPF is a ‘presumption in favour of sustainable development’, which the Government has advised should be at the heart of the planning system and which should be seen as a ‘golden thread’ running through both plan making and decision taking.

4.9 **NPPF Paragraph 8** establishes that ‘achieving sustainable development means that the planning system has three overarching objectives.’ The objectives give rise to the need for the planning system to perform a number of roles:

“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe build environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and,

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

4.10 **Paragraph 11** sets out how the presumption in favour of sustainable development will apply to plan-making and decision-taking. 11(c) states that development accords with an up-to-date development plan should be approved ‘without delay’. 11(d) states that;

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

4.11 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and NPPF paragraph 38 states that:

“Local planning authorities should approach decisions or proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.”

4.12 In addition, the NPPF includes sections that address a number of specific topics. Of particular relevance to this application are the following;

- Section 5 – Delivering a Sufficient Supply of Homes
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

4.13 Although the National Planning Policy Framework (2023) (NPPF) does not alter the statutory status of the Development Plan, it represents a material consideration in the determination of this application.

Other

Planning Practice Guidance (PPG)

4.14 The PPG is a web-based resource which brings together planning practice guidance for England in an accessible and useable way.

4.15 The PPG sets out guidance on a wide range of topics, including the following which are relevant to the determination of this application:

- Design;
- Flood risk and coastal change;
- Making an application; and,
- Travel plans, Transport Assessments and Statements.

4.16 This application has been prepared with reference to the recommendations of the PPG as appropriate.

Supplementary Planning Documents

4.17 Alongside the Local Plan policies, Eastleigh Borough Council has adopted a number of Supplementary Planning Documents ('SPDs'). The aim of an SPD is to add further detail to the policies in the Local Plan and they are a material consideration in planning decisions. The SPDs that are relevant to this application include:

- Hampshire Parking Strategy and Standards (2002)

- Parking Standards SPD (2023).
- Trees and Development SPD (2022).

5. PLANNING ASSESSMENT

- 5.1 This section provides an assessment of the proposed development against relevant planning policies and other material considerations. It should be read alongside all of the other application documents, which provide additional details and technical analysis.

Principle of Development

- 5.2 Local Plan Policy WE4 anticipates and supports proposals for development at the Ageas Bowl and Tennis Centre, Botley site, where these are ancillary to the outdoor recreation uses that take place at the site. The proposed clubhouse is self-evidently ancillary to the function of the existing golf course. Reference to the Clubhouse as an ancillary use to the golf course is made within this policy.
- 5.3 As such, it is clear the intention of the recently adopted Local Plan continues to support leisure and recreational uses within the Ageas Bowl site. In accordance with adopted Local Plan Policy S5, this applies to land outside of the urban area, in circumstances where the proposed development is shown to be: necessary, functionally ancillary to outdoor recreational uses and is of an appropriate form, design and scale.
- 5.4 As the principle of development is identical to the approved scheme (2021) we consider the provision of a new clubhouse in this location to be acceptable

Design

Height, Scale and Massing

- 5.5 The proposed design is explained in further detail within the accompanying Design and Access Statement prepared by TMF Architecture. This confirms that the approach to the site's layout has been driven by the opportunity to enclose and contain new built form with existing boundary trees (whilst respecting arboricultural interests), as well as to provide a contemporary clubhouse building, which responds to the character of the area and provides a high-quality environment for those using the facilities. This also includes a dedicated car parking area being proposed within the south-western extent of the site and a chipping and putting lessons area within the south-eastern parcel.
- 5.6 The form and massing of the proposed clubhouse has been designed to provide visual interest and to respond sensitively to the undulating landscape of the golf course itself. An additional storey is proposed which will allow for a 12.5% reduction in the overall footprint of the building and less encroachment onto the existing landscape of the Site. The height of the clubhouse will be limited to 8.2m, which is considered to be a modest increase from the 6-metre height approved within the previous application.

Increased Parking

- 5.7 Policy DM14 on Parking requires new development to provide off-highway parking in accordance with the Residential Parking Standards SPD. In addition, it requires proposals to provide new car parks or to extend car parks to carry out transport and environmental assessments to demonstrate that the benefits of the proposal outweigh the adverse effects.
- 5.8 The reliance on shared / off-site facilities has been identified as a commercial shortcoming, which places Boundary Lakes at a competitive disadvantage when compared to other comparable courses. This to say that it is unusual for a contemporary, recently remodelled and otherwise high-quality course, to lack the facilities that a dedicated clubhouse provides.
- 5.9 This new application has been submitted following a review of the car park from the recently permitted development for a Clubhouse at the Site, including the ways it will be utilised and how it can serve its use more efficiently going forward, whilst always maintaining access to car parking for customers and employees as a priority. As a result, the Boundary Lakes Golf Course Clubhouse are seeking to revise the scheme to allow for 24 additional parking bays to serve visitors and employees. This increase is sought due to the increased demand and use of the parking area through the provision of the Clubhouse.
- 5.10 The proposed larger car park would result in the relocation of the clubhouse 3m to the east/north-east. This would not have any adverse impacts on the design or layout of the Clubhouse. This slight adjustment would help to create more facilities for the clubhouse which would benefit visitors and employees. This would develop a distinct identity for the golf course as it would assist more seamless operation when international cricket fixtures are taking place elsewhere in the Ageas Bowl.
- 5.11 This provision of an additional 24 parking spaces would not compromise the parking strategy laid out in the approved scheme and the level of parking remains in accordance with Policy DM14.
- 5.12 Further assessment of the proposals in terms of transport and parking is set out within the accompanying updated Transport Assessment Addendum prepared by WSP.

Appearance

- 5.13 The proposed building materials are similar to those which have been approved within the previous permission (ref: F/20/88655). The materials draw cues from rural architecture and the colour palette is subtle and understated. A green sedum roof is envisaged on the central part of the structure. The clubhouse will therefore sit comfortably within the existing landscape.
- 5.14 As indicated below, the proposals incorporate new planting throughout the Site in order to soften the car parking area. Likewise, the proposals allow for biodiversity enhancements and sustainability benefits, achieved through the coordinated provision of new green infrastructure, including SuDS and rainwater harvesting, and energy efficiency measures.

- 5.15 Accordingly, the proposals accord with adopted Local Plan policies DM1 and DM2, as well as Section 12 of the NPPF.

External Lighting

- 5.16 Strategic Policy S6 on Protection of settlement gaps requires all new developments within the settlement gap to consider how the proposed lighting serves to ensure the proposed development does not have a detrimental urbanising effect the character of the countryside and adjoining settlements.
- 5.17 An updated External Lighting Environmental Assessment has been prepared by LDA to evaluate the effect of the external lighting design of the proposed new Golf Clubhouse. The assessment identifies the impacts of the development at the Site and respectively, provides a series of interventions to mitigate any issues raised. The assessment concludes that with mitigation measures in places the lighting installation will be fully compliant with the requirements of ILP Design Guidance Notes GN1 and GN8.
- 5.18 Therefore, the proposed development is complaint with Strategic Policy S6.

Sustainability and BREEAM

- 5.19 Policy DM2 on Environmentally sustainable development requires all new development over 500 sq.m of floor space measured externally to achieve BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions.
- 5.20 This new application seeks to maintain a level of sustainability equivalent to the BREEAM 'very good' rating as approved in the previous application. Development will still incorporate energy-efficient passive design principles and make the best use of natural day light and ventilation as approved in the previous application. The proposed development satisfies the 15% improvement in carbon emissions in line with Policy DM2.
- 5.21 In addition, provision will also be made for SuDs infrastructure and rainwater harvesting, which will integrate with the wider drainage / irrigation infrastructure that currently serves the golf course.
- 5.22 Therefore, the proposed development is in line with Local Plan Policies DM2, DM3, DM4 and S9.

Landscape and Visual Impacts and Landscaping

- 5.23 Policy WE4 requires development to achieve a high-quality design which carefully considers the detailing, landscaping and planting.

- 5.24 Since the original permission the Council have adopted the Trees and Development SPD (2022), which sets out a required provision of 1 tree per 4 parking spaces for car park developments, in order to break up rows of parking bays. Tree planting is proposed between parking bays to the maximum possible extent, and the additional trees required to meet this standard have been provided along the northern access road and reinforced planting across the site edges. The overall landscaping proposals ensure that the car park development will be sufficiently broken up by landscaping, which meets the objectives of the Trees and Development SPD.
- 5.25 A further row of trees will be planted along the north-western side boundary to limit visibility of the clubhouse and associated development from outside the Site. The Golf Course Clubhouse will remain sited at the edge of the large golf course, along Moorhill Road, thus not changing the intention of the existing permission. In addition, the visibility of the car park development is further minimised by the varying site levels, which will further reduce the visual impact of the proposed increase in hard surfacing.
- 5.26 The updated proposals will continue to have limited visibility from outside of the Site and thus, it will not impact the local environment or character of the area.
- 5.27 We therefore consider that the proposed provision of tree planting and vegetation across the site presents the most suitable approach from a design and landscape perspective, as it increases the legibility of the scheme whilst making the most efficient use of the Site.

Arboriculture

- 5.28 The proposal site contains a number of established trees and a Tree Survey and Arboricultural Impact Assessment accompany the planning application. Mature trees are to be retained where possible, and no harmful built form will be proposed within the root protection area of any specimen that is proposed to be retained. This is in accordance with NPPF Section 15 and Local Plan Policy DM1.

Drainage

- 5.29 Policy DM3: Adaption to climate change requires all new development to be strategically designed to adapt to the predicted climate change impacts for the Borough, including the risk of Flooding. Policy DM6: Sustainable surface water management and watercourse management requires all new developments are required to provide a SuDs strategy.
- 5.30 An updated flood risk assessment has been prepared by Sustain Environmental and is submitted alongside this application. This includes detail of a surface water drainage strategy for the proposed development, which incorporates a surface water management system to include a permeable self-draining system for the car park surface and raised landscaping planters, a detention basin and swale for the golf Boundary Lakes Golf Club House and a rainwater harvesting system to be included within the golf club house.

- 5.31 The report concludes that the proposed development would continue to be appropriate in terms of flood risk, and that the proposed amendments will continue to comply with relevant local planning policy.

Ecology

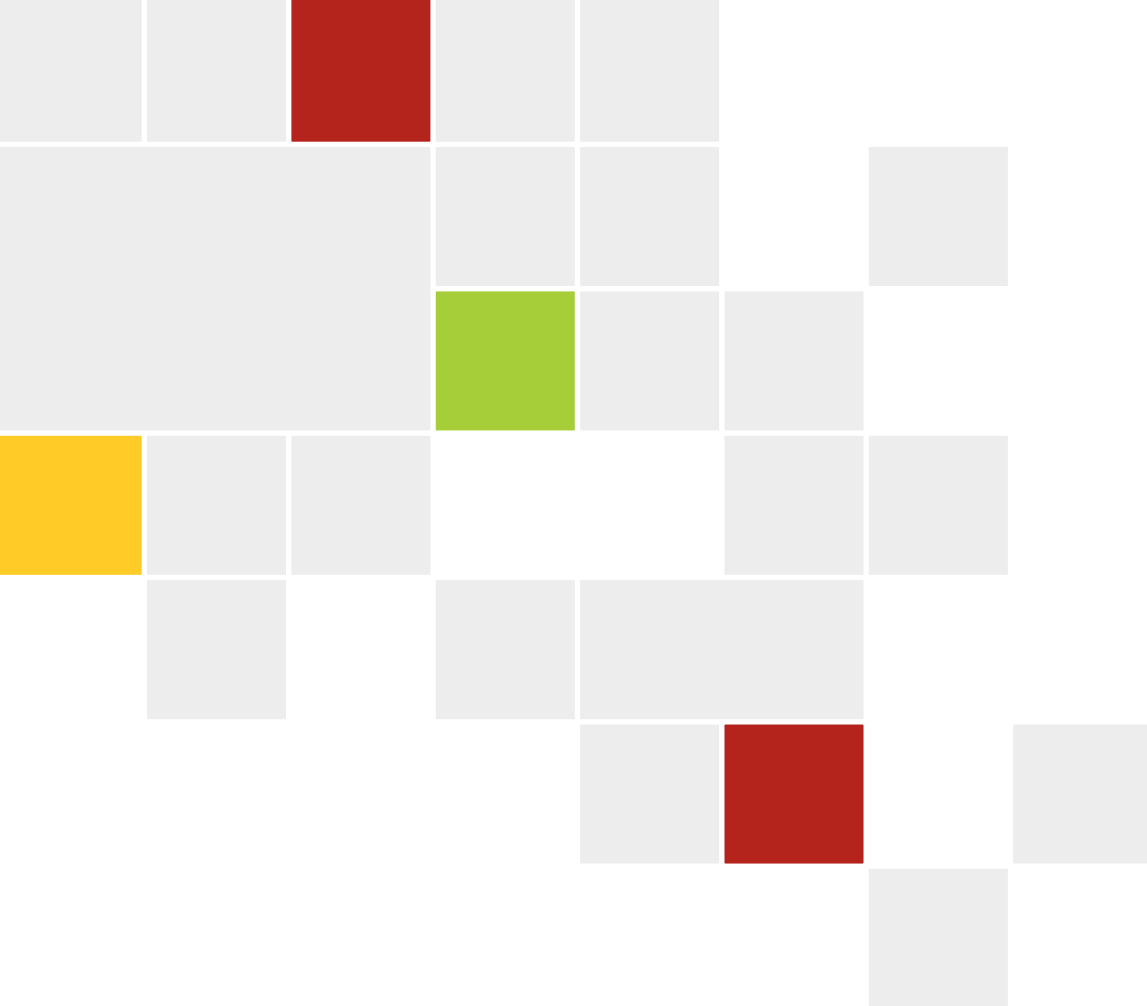
- 5.32 Policy DM11 on Nature Conservation requires applications to protect, conserve and enhance biodiversity on all development sites.
- 5.33 An Ecological Appraisal Report (incorporating an Extended Phase 1 Habitats Survey and protected species surveys) accompanies the planning application. The Report finds that the site offers low ecological suitability overall ("no more than local importance"), with the woodland boundary along the southern and western edges currently representing the only notable ecological opportunities.
- 5.34 The report recommends that boundary features be retained and enhanced with native planting to increase the biodiversity potential of the site. It is further recommended that the additional enhancements be made through the creation of new areas of species rich wildflower grassland, a pond, new planting (to connect existing features), together with new roost/nest habitats for birds, bats and invertebrates.
- 5.35 Such measure, when implemented, alongside the incorporated mitigation, will avoid any adverse ecological impacts, and will deliver a net biodiversity gain.
- 5.36 In these respects, the proposal accord with adopted Local Plan Policies DM11 and the NPPF, at Section 15.

Archaeology and Heritage

- 5.37 The application is supported by a Cultural Heritage Constraints Desk Based Assessment, which considers the potential for impacts on above ground heritage assets and archaeological interests. The report finds that the proposals are very unlikely to result in significant or widespread archaeological impacts. As such, the Assessment recommends no further on-site evaluations.
- 5.38 With respect to above around assets, the report identifies a neutral impact on the Telegraph Woods Beacon and the Hickley Wood Hillfort Scheduled Monuments, which are located circa.550-600m to the north of the site.
- 5.39 Accordingly, the proposals do not give rise to any unacceptable heritage impacts and thereby accord with Local Plan Policy DM12 and Section 16 of the NPPF.

6. CONCLUSION

- 6.1 The planning application, to which this Planning Statement relates, is submitted on behalf of Land & Development Advisory Ltd and RB Sports & Leisure Holdings Ltd.
- 6.2 As with the previously approved scheme at the Site, the proposal seeks detailed planning permission for a new clubhouse, ancillary facilities, parking and related planting, SuDS, and green infrastructure. The new scheme continues to represent a well-considered and high-quality design, within a part of the Ageas Bowl site that is well contained by existing trees and which allows for the use of an existing vehicular access.
- 6.3 This new application seeks to alter the approved planning permission to 'shift' the location of the clubhouse by 3m to the east / northeast, to allow for the provision of additional car parking bays. This would provide a total of 84 parking spaces instead of the 60 approved previously within the original layout (56 spaces for private cars and an additional 14 bays for golf cart buggies).
- 6.4 The proposals are not considered to have any demonstrable impact on the scale and nature of the approved development and will benefit the customers and employees who visit and work at the Golf Club by increasing the parking provision.
- 6.5 The Design and Access Statement sets out the approach to the scheme's design and the response to constraints and opportunities. The suite of technical assessments and reports also confirms that the proposals would not give rise to any unacceptable impacts.'
- 6.6 The development proposal seeks minor changes to the previous permission and responds effectively to the policies of the Development Plan, the NPPF and other material considerations.
- 6.7 On the above basis, we respectfully request that the Council approves this application without delay.



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