

Land at East Horton Golf Club

Application for

Construction of a new Equipment Storage and Maintenance building

Ref. 027-04

December 2023



Supporting Statement

Exdell Limited is registered in England and Wales with registration number 14699743. Registered office: Briarwood, Green Lane, Southampton, Hampshire, SO31 7DF

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December 2023

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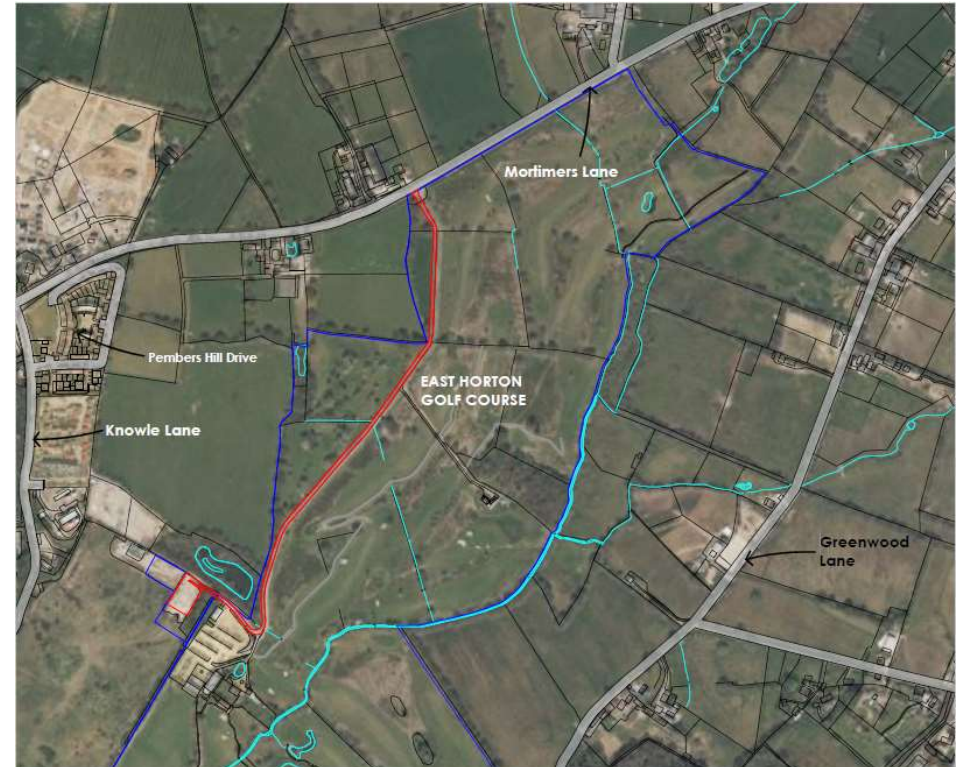
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1. INTRODUCTION

- 1.1 This Planning Design & Access Statement supports an application for full planning permission for the construction of a new Plant and Machinery facility – workshop and secure store along with administration area – plus formation of segregated aggregate bays.
- 1.2 The site currently consists of an area of concrete hardstanding formerly associated with mineral extraction and landfill works along Knowle Lane. That use ceased many years ago and the application site has been used as a general yard associated with plant, machinery and aggregates used at East Horton Golf Course.
- 1.3 The application site is on land adjacent to East Horton Golf Club which is accessed from Mortimer Lane, Fair Oak. The application site and East Horton Golf Course are within Countryside. There are no other designations applicable to the site.
- 1.4 The applicant owns East Horton Golf Course and all land associated therewith as indicated by the Site Location Plan and the land indicated in Blue.



Site Location Plan

2. VALIDATION

2.1 As a minor Full Application for construction of a new non-residential building, the National and Local Validation Requirements for this application are as follows. All of these documents are submitted with the application:

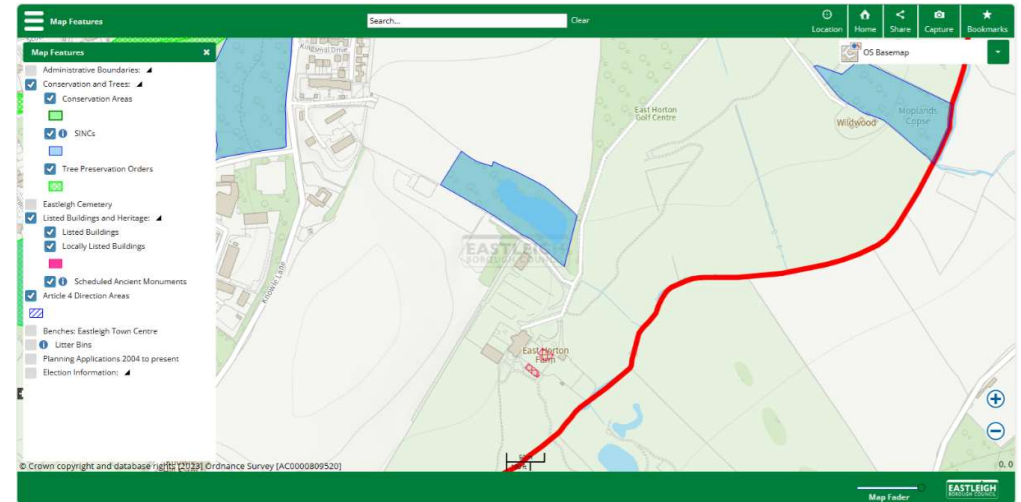
- Application Form, Ownership Certificates, Fee
- Site Location Plan
- Existing Site/ Block Plan
- Proposed Site/ Block Plan
- Proposed Floor Plans
- Proposed Roof Plan
- Proposed Elevations
- Indicative Street Scene/ Section
- Biodiversity Checklist
- Sustainability Assessment - Covered in PDAS
- Trees Checklist
- Planning/ Design and Access Statement
- Lighting
- Noise
- Drainage and Flooding

3. BACKGROUND AND CONTEXT

- 3.1 The application site currently consists of an open yard. It is covered by a concrete hardstanding and is generally enclosed with fencing. The site is accessed directly from the main driveway through East Horton Golf Course.
- 3.2 The site is adjacent to an existing Groundskeepers building and the main car park of the Golf Club but is separated from the area by a heavily-vegetated soil bund. Although it is very well related to the Golf Club, the application site is completely visually separate and cannot be perceived from the Golf Course.
- 3.3 There are no buildings on the site but, as the foregoing, the site is formally laid out with gated access, fence enclosure and concrete hardstanding.
- 3.4 As EBC's Interactive Map shows in relation to the site:
- There are no TPOs
 - There are no Blanket TPOs
 - The site is not in a Conservation Area
 - There are no SINC designations

(It is noted that there is a SINC designation to the North of the site which is addressed within this application).

- There is no Ancient Woodland
- There are no other designations



Facing East towards the application site (EHGC behind the treeline)



Facing South East on the application site



Facing North East towards the application site boundary



- 3.5 The application site has limited recent planning history with the most recent application/ decision being:

S/09/65443 Extension of time for restoration of the landfill site of which the application site formed part.

As the planning history demonstrates the application site has historically been associated with the mineral extraction and landfill works, consisting of an area of hardstanding for operational purposes.

- 3.6 In addition:

- East Horton Golf Course was established in 1992 as an 18-plus-9 hole facility
- It was extended in 1994 with an additional 18-hole course
- The Greenkeepers facility was constructed in 1998 – this is still present on site and in use (marked as 'Store' on application plans)
- The Clubhouse was created in 1999 through conversion of an existing barn
- The Greenwood course was extended in 2009 through the acquisition of additional land (within Winchester district)

- 3.7 East Horton Golf Club has had use of the application site since at least 2011 with the site used for open storage of plant, machinery and aggregates. As can be seen from more recent site photos this usage continues up to the present day.

4. EVIDENCE OF NEED

4.1 East Horton Golf Club (EHGC) is now a thriving local business, consisting of:

- 260 acres of land
- 2 nr. 18-hole courses, a 9-hole par-3 course and driving range
- Golf store, clubhouse and facilities
- Buggy store
- Fully licenced bar (Greenside Bar)
- Fully licenced function rooms and facilities with kitchens
- Groundskeepers Store with temporary facilities attached

4.2 EHGC is a significant local employer with 60 permanent staff plus seasonal support staff employed on site. In the past 12 months, EHGC has seen huge footfall drawn into the Borough, including 20,000 rounds of golf and over 10,000 wedding and event guests.

4.3 Since the release of Covid-19 restrictions at the end of 2020, EHGC has seen unprecedented demand – not just for Golf but for events such as weddings and conferences. Bookings are in place for as many as three years in advance. This demand continues to increase, to the point where significant investment is needed in the existing facilities.

4.4 The pressure is most acute – and has been for a long time – on the ongoing grounds maintenance requirements.

4.5 The existing Grounds Keeping store was constructed in 1998 to meet the demands of the time. In the subsequent 25 years since it was constructed those demands have changed significantly including:

- Addition of nearly 50 acres of land
- Addition of Wedding and Event facilities – with the rural Golf Course setting being a prime attraction
- Significant increase in staffing levels

▪ **60 permanent staff**

▪ **260 Acres**

▪ **20,000 rounds of Golf**

▪ **10,000 Wedding and Event guests**

4.6 That the existing Store has been operating well beyond its capacity is clearly demonstrated by a number of factors:

- EHGC has made use of the application site since at least 2011 for storage of aggregates, plant and machinery
- A pre-application submission made in 2018 referenced acute need for enlarged facilities
- Grounds staff are operating out of temporary accommodation including temporary welfare (cabins) which have been on site for several years.

4.7 Managing and maintaining the Golf Course and facilities is a major undertaking. Maintenance is undertaken by 19 permanent staff, including:

- General management
- Cutting/ mowing/ blowing
- Specialist repairs – sand traps, watercourses, courses etc
- Maintenance

Maintenance operations relies on over 50 large items of plant and machinery including tractors, cutters, flails and related items. This is in addition to an eve larger volume of smaller and hand-operated tools.

4.8 All plant and equipment is owned, maintained and stored on site. This equipment is essential to the day-to-day running of the business and is all used on a weekly, if not daily, basis.

4.9 The existing Store is inadequate to accommodate all of the plant, machinery and uses – staff welfare, storage and maintenance. This has several impacts:

- Staff are accommodated in temporary welfare
- Even with additional temporary welfare, provisions are not appropriate to the number of staff on site
- Lots of very expensive plant and equipment is stored outside which is a security risk and results in significant deterioration of machinery



Temporary welfare facilities at the existing Store



A small proportion of plant and machinery



Large machinery stored outdoors

4.10 In addition to the plant and machinery needed, the storage and handling of large volumes of aggregates is essential to the proper maintenance and operation of the Golf Courses and grounds. EHGC receives, stores and uses the following quantities of materials every year:

▪ Dressing sand (Greens and Tees)	200 tonnes
▪ Bunker sand (bleached and sterilised)	150 tonnes
▪ Type 1 (paths, car parks, bunkers, construction)	130 tonnes
▪ Drainage stone (on-going repairs)	300-400 tonnes
▪ Divot mix (tees and fairways)	60 tonnes
▪ Ballast (repairs and infilling)	30 tonnes

4.11 At present these are stored informally on the application site and at other locations around the Golf Course. EHGC estimates that it loses over 15% of stored aggregates each year due to mixing of aggregate types and spreading by wind and rain. Sands in particular are extremely lightweight and therefore prone to spreading when not stored properly.

4.12 The facilities proposed within this application are essential to support the existing operations of East Horton Golf Club.

- **54 large machines plus hand-operated and hand tools**
- **19 permanent staff**
- **All stored and maintained onsite**
- **Up to 970 tonnes of aggregates every year**
- **Over 15% loss of aggregates due to lack of storage facilities**

5. THE PROPOSAL

5.1 The proposal includes the following:

- Construction of a single storey 240m² Store/ Workshop building
- Within the new Store,
 - 40m² of welfare and administrative space
 - 17m² secure store
 - 18m² grinding/ sharpening room
 - 140m² store and workshop with 3 nr. Mechanics Bays
- Construction of 4 nr. Segregated aggregate bays

5.2 The proposed Store will be constructed as a modern building having the appearance of a modern barn and with feature timber panelling to one corner. Overall the building will be similar in style and form to the existing Grounds Keepers store.

5.3 The cumulative facilities are essential to the ongoing operations on site:

Welfare and administrative space

Provided for existing staff, including kitchen/ mess room, additional WC's and a small admin' area providing desk spaces for the administration of groundskeeping and maintenance operations.

Secure Store

For the storage of high-value consumables such as machinery parts, lubricants and other ironmongery which is used on a regular or repeat basis.

Grinding/ Sharpening Room

For grinding and sharpening of blades for grass cutting and other equipment.

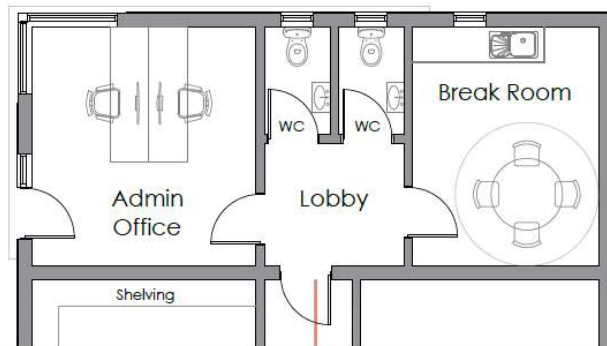
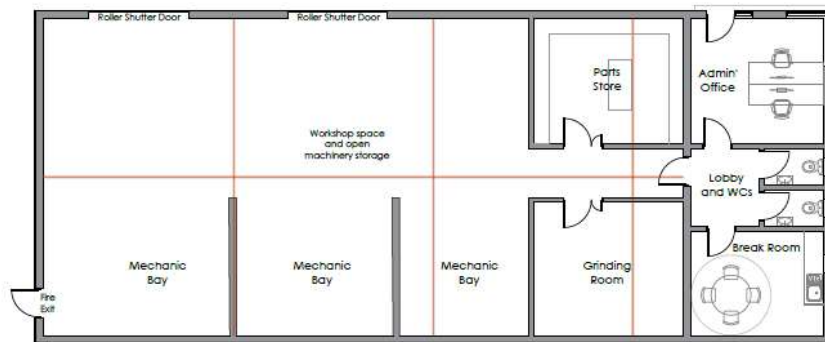
Mechanics Bays

For general repairs and maintenance of large machines and equipment

Store and Workshop

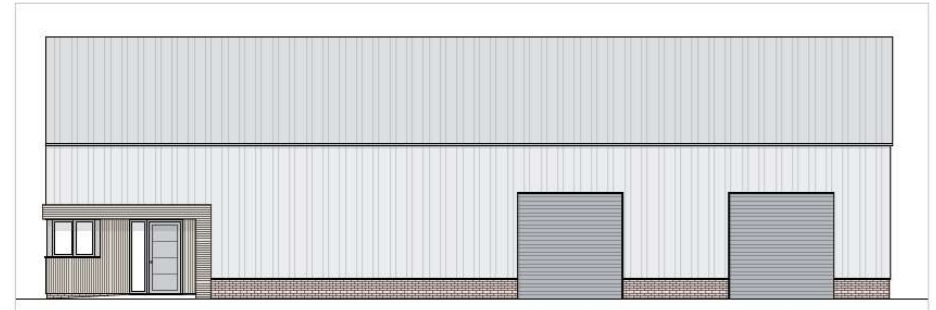
Secure, weatherproof storage of plant and machinery plus shelving and space for general maintenance.

- 4.6 The proposal would be laid out on the existing concrete hardstanding as indicated by the site plan. Extracts of the Floor Plans and Proposed Block Plan are copied below for reference.



DESIGN

- 4.8 The design intent is to remain in keeping with the existing store, and to propose a form and appearance which is appropriate to the setting. As such, the proposed building is styled as a modern barn with proportions closely matched to the two existing 'barns' (Groundskeepers Store and Golf Buggy Store) seen at East Horton Golf Club.
- 4.9 The building is formed with a traditional pitched roof; however, the eaves and ridge height are lower than those seen on the existing Groundskeepers Store to ensure it sits well within its setting. As a result, the overall height of the building is significantly lower than the tree line to East, meaning that the building is completely screened when viewed from the West.
- 4.10 The lower eaves and ridge also serve to give the building a more agricultural appearance and reduce any industrial aesthetic.
- 4.11 The proposed building is positioned to be well-related to the Golf Club, directly accessible from the car park and in close proximity to the existing Store where there will be a lot of shared functions. The siting also limits any intrusion into the countryside – although as set out in subsequent sections, there is no ability to 'perceive' this building in any event.
- 4.12 At 240m² the proposed building is a modest addition which results in a well-proportioned building. An earlier (2018) pre-application proposal put forward a building of 10,000 square foot or 930m² building which was also taller and far more industrial in nature. It is acknowledged that the 2018 proposal was overbearing and potentially more footprint than was justifiable; also that the design of that building lent itself to sub-division. The current proposal addresses all of these designs with a single-function design and layout and a far more appropriate form and scale of development.



- 4.13 The proposed design includes a timber clad feature facing North, towards the entrance into the site. This further softens the appearance of the building and serves to provide visual separation between Personnel and Equipment entrances into the building.

MATERIALS AND DETAILS

4.14 The proposal relies on typical details which are appropriate to the location and to the style of building. Overall, the building is to be a metal-clad barn with a low face-brick surround. This is broken up by the addition of metal windows and introduction of a timber clad surround at the North-West corner of the building.

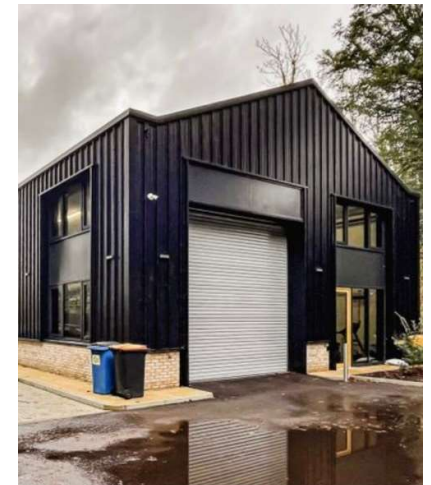
4.15 Proposed materials have been selected to complement the existing buildings seen at EHGC and particularly the two barn-style buildings:

- Green metal-clad Groundskeepers Store
- Timber clad Golf Buggy Store

Proposed materials include:

- Red stock brick surround
- Dark Grey profiled metal cladding to roof and elevations
- Dark Grey aluminium windows
- Metal roller shutter doors
- Vertical and Horizontal timber surround and feature panel

Precedent/ Example Imagery



6. DEMONSTRATING ACCEPTABILITY

- 6.1 The Development Plan is Eastleigh Borough Council's Local Plan 2016-2036.

PRINCIPLE

- 6.2 The principle underpinning this proposal is meeting an evidence based need to support an existing local business. This is well-established as an acceptable approach by both National and Local Policy – subject to compliance with any other relevant policies and restrictions.
- 6.3 The application site has a lengthy history of industrial uses and has been in a B8 usage (open storage) for more than 10 years.

COUNTRYSIDE

- 6.4 The proposal is sited in Countryside where the principle of new development is to be resisted. However, the wider site usage as a Golf Course is an appropriate 'Countryside' use and as such any relevant development is also appropriate – again subject to compliance with other policies.
- 6.5 The nature of the proposed usage – storage and maintenance of plant and machinery for the ongoing maintenance of large areas of countryside, in this case a Golf Course – can by its nature only be accommodated in the Countryside.
- 6.6 Strategic Policy S5 'New development in the Countryside' states that
- 1. Planning permission will be granted for new development in the countryside provided it is related to:*
- a. the extension and replacement of existing employment uses (policy DM18) ...*
- 6.7 The site is not within any Gap designation.

6.8 Policy DM17 is relevant to this proposal. It reads:

Policy DM17, Agricultural development

1. New buildings for agricultural purposes and farm diversification will be permitted in the countryside, to enable the efficient working and long-term commercial viability of the agricultural enterprise, provided that the proposed use cannot be accommodated in existing buildings.

2. All such proposals must:

a. ensure that new buildings are proportionate to the scale and nature of the use and located and designed so as not to be visually intrusive, or have an unacceptable impact on the local road network; and

b. include measures for the long-term management of the agricultural unit, including enhancement of the landscape and biodiversity.

6.9 Although East Horton Golf Club is not an agricultural business, many of the same principles apply. It is a significant local business which **can only exist and operate in the countryside**. The normal 'Employment' policies cannot therefore be applied as this is an existing business already in a Countryside location.

6.10 As Policy DM17 provides for, it is to be expected that new buildings will be needed '*to enable the efficient working and long-term commercial viability of the enterprise, provided that the proposed use cannot be accommodated in existing buildings.*' In this case it has been clearly demonstrated that the proposed use cannot be accommodated within existing buildings.

6.11 As this statement demonstrates, the application also meets Part 2 (a) by ensuring '*that new buildings are proportionate to the scale and nature of the use and located and designed so as not to be visually intrusive, or have an unacceptable impact on the local road network.*'

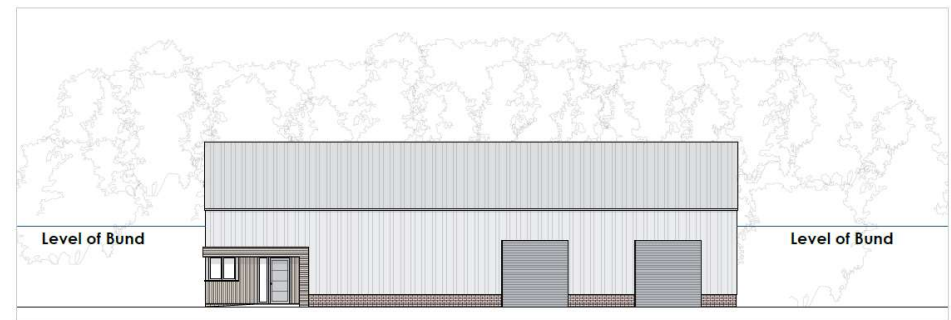
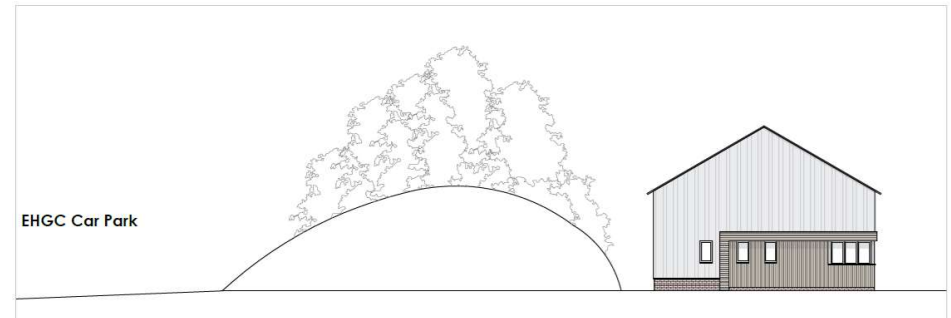
6.12 Policy DM18 is not directly applicable to this application as there is no proposal to extend or replace a building – and there are no existing buildings which are capable of such extension.

6.13 Delivery of Employment, supporting the economy and local businesses is a strategic priority of the Local Plan. As has been set out, EHGC is already a significant local employer and sees exceptionally high footfall which brings revenue into the Borough through business rates, use of local services and visitors to the area. It is vital that this be maintained and support with appropriate expansion and growth supported, in accordance with Strategic Policy S4.

6.14 Any conflict with the principle of Countryside policies is far outweighed by the benefits to employment, economy and local business. Moreover and as will be seen, no practical harm arises from the proposal.

VISUAL IMPACT

- 6.15 As set out under 'Design' the proposed building has been designed such that the scale, appearance and siting all minimise the visual impact. The location and levels of the application site mean that the building is entirely screened from most directions. In practice, there are very few visual receptors – restricted to occasional glimpsed views from Knowle Lane. The site cannot be seen from any Public Right of Way or other public area.
- 6.16 To the North, the site is enclosed by a dense area of wood and scrub which extends a long way North before giving way to open countryside. To the South and South West the land rises significantly such that there are no views of the site. To the East the site is entirely screened by a large soil bund which is heavily vegetated. Even from within the Golf Club car park, which immediately adjoins the application site, there are no views of the site.
- 6.17 There are some long-distance views towards the site from Knowle Lane and areas within recently-completed non-residential development at that location. These are at a distance of over 300m and are partially screened by fences and hedges. As the sections show, the proposed building will be set against the backdrop of a dense vegetation screen and the ridge will not penetrate the skyline. It will therefore be very difficult to perceive the building from any location even where there are limited views.
- 6.18 Where there are occasional, limited views of the building, the design of the building is such that it will be perceived as an agricultural building.



OTHER

- 6.19 As the proposed development is accommodating existing use, there are no adverse impacts arising as a result of development. There are no increased impacts of Noise, Traffic or other considerations.
- 6.20 Although this site is within Countryside the area has seen significant unplanned development in recent years and has accommodated significant Employment growth. Amongst the relevant applications are F/18/83954 and F/17/80640 which immediately adjoin the site to the North.
- 6.21 Limited consultation has been undertaken with adjoining premises and neighbouring properties informed of the proposal prior to submission of an application. No comments were received on the proposals.
- 6.22 The applicants also contacted Members to ascertain views on the proposals, receiving the following written response:

(Cllr Keith House, Leader)

Hi James

Thanks for consulting me on this. Really good to learn that the business has not only recovered from Covid but also grown.

Fully supportive of your plans.

Best wishes

Keith



SUMMARY

- 5.20 This Section 6 demonstrates acceptability with reference to the key tests of National and Local Policy. The proposal has been carefully designed to ensure compliance with Policy and to support the objectives of the Eastleigh Borough Council Local Plan.
- 5.21 In particular it:
- Meets an evidence-based need
 - Is proportionate, both to the site and demand
 - Has been carefully designed to respect the existing site and setting
 - Would have no visual impact or other harm

7. SUSTAINABILITY

- 7.1 Policy DM2 'Environmentally Sustainable Development' does not apply to this proposal as it only applies to development that is above 500m² of floorspace. At 240m² the proposed building is well below the relevant threshold.
- 7.2 Nonetheless, the proposal follows the principles set out in Policy DM2. Specifically, the proposed building will:
- Be designed to achieve the emerging 'Future Building Standard 2025' which exceeds current Building Regulations standards for efficiency and carbon reduction by approximately 40%;
 - Incorporate microgeneration – Solar Photovoltaic Panels – natural ventilation measures and maximise use of natural daylight internally.
- 7.3 The roof area is sufficient to accommodate up to 2 KWp of Solar Photovoltaic which will be used to meet the power demand of the building.

8. BIODIVERSITY

- 8.1 This application is accompanied by a completed Biodiversity checklist.
- 8.2 The proposal does not require the removal or trimming of any vegetation or removal of other features. The site is entirely hard-surfaced (concrete) and the access is existing – no new or altered roads or parking areas are being formed. The application site does not contain any potential habitats or features of potential ecological value.
- 8.3 Some very limited external lighting is proposed, restricted to the front elevation only. This will be limited to working hours only so there are no impacts of external lighting overnight.

9. DRAINAGE

- 9.1 As indicated in the preceding sections the application site is 100% impermeable concrete at present. There are no existing drainage features and surface water simply runs off to adjoining soft areas.
- 9.2 By contrast the proposal will be positively drained with surface water from the roof discharged via rainwater pipes to an attenuation and infiltration tank. There will therefore be a reduction in impermeable area as a result of the proposal with surface water run-off positively drained to an appropriate system.
- 9.3 A storm water channel will be installed across the site entrance to prevent surface water run-off from the site discharging North to the site boundary. This channel will discharge to the attenuation and infiltration tank via a petrol/ hydrocarbon interceptor.
- 9.4 Overall the proposal represents a significant improvement over the existing situation which sees uncontrolled discharge of surface water into surrounding areas from a 100% impermeable site.
- 9.3 Foul drainage from the proposal will be discharged to a licenced cess pit which will be appropriately sized to accommodate the proposed development. The total effluent discharge will arise from 2 WC's plus one kitchenette and so the volume will be minimal.
- 9.4 By relying on a modern cess pit there will be no interface with public sewers, subsoils or groundwater. The installation and ongoing operation and monitoring will be provided for by an Environment Agency licence which will secure any appropriate measures.

10. LIGHTING

- 10.1 Proposals for external lighting are limited to three nr. External lights as indicated on the External Works Plan. These will include the following specification:
- 135 degree spread
 - Mounted a maximum 3.5m from Ground Level
 - Lit during working hours only
- 10.2 No other external lighting is proposed.

