

DELEGATED OFFICER REPORT

Application Ref: F/24/98519

Site Address: David Lloyd Southampton West End, Botley Road, SO30 3XA

Case Officer: Gary Osmond

Description: Erection of a single storey extension and additional door at ground floor, the development of an external spa garden including the installation of a sauna, baths, and associated facilities and enclosures; provision of 26no. additional car parking spaces and associated car park lighting; and a staircase on the north-eastern facade of the existing Club building with escape door at first floor.

Particular Site Constraints?	Yes ☒	No ☐
- Inside the urban edge - Within area defined by Policy WE4 - Existing sporting complex		

Planning History?	Yes ☒	No ☐
Various applications for alterations/ extensions/ provision of new facilities since original planning consent for the tennis and health centre in November 1995 (Z/30368/001/00).		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One representation received asking for disabled parking to be kept available during construction works and consideration of providing more provision.		
West End Parish Council:	No Comment/No Objection		
Hampshire Highways:	The applicant confirms that the additional facilities proposed are for the betterment of the existing offer for existing members, rather than to attract new members; and the increase in on site car parking is to alleviate existing parking issues, rather than to cater for additional vehicle trips to the site. As such, it can be confirmed from a highway perspective that there is No Objection to the proposals.		
Environmental Health (Pollution):	The proposed extension is not located within an identified contaminative land use area, and the scope of works involve only hardstanding. Consequently, there is no plausible pathway for any potential contaminants to reach any sensitive receptors. Based on these considerations, I have no objections with the proposed development in terms of contaminated land.		
Environmental Health (Air Quality):	No objection. The area is not within an AQMA and there should be no significant increase in vehicle numbers.		
Environmental Health (Noise):	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 06/11/2025 – See separate photographs.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM6, DM11, DM13, DM14 & WE4.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:**Site Context:**

The application site is a private members sports and health club, and forms part of the wider sporting facilities associated with the Utilita Bowl cricket stadium. The current club building dates from the mid-1990s and includes the usual facilities such as gym, swimming pool, sports hall, etc. The club also includes a number of indoor and outdoor tennis courts, as well as a small spa, which it is proposed to upgrade.

Whilst not directly connected to the cricket stadium, the club forms on part of wider sports and hotel facilities in the immediate locality. To the south of the site is the stadium and Hilton Hotel; to the east is the Holiday Inn hotel; to the west is a commercial HGV yard; and to the north are residential properties fronting Botley Road. The surrounding area is mixed in nature and whilst bordering land outside the urban edge, it has the character associated with that found on the edge of a large city.

Proposals:

The application includes a number of elements: the erection of a single storey extension and additional door at ground floor, the development of an external spa garden including the installation of a sauna, baths, and associated facilities and enclosures; provision of 26no. additional car parking spaces and associated car park lighting in place of an existing external tennis court; and a staircase on the north-eastern facade of the existing club building with escape door at first floor.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable. However, any formal planning approval will be dependent upon how well that proposed is considered to accord with the relevant policies of the adopted Local Plan, which in this instance are Policies DM1, DM13, DM14 and WE4.

Policy DM1, which requires all new development to take appropriate account of the context of the site and that of the surrounding area. It also requires development to be of a good standard of design and to ensure that any impact upon the amenity of neighbouring occupiers or uses is minimised or mitigated where necessary. It also requires appropriate landscape design and to ensure natural features worthy of retentions are kept.

Policy DM13 relates to the transport impact of that proposed and requires any new development which will have an adverse impact upon the local highway network to provide appropriate mitigation in the form of physical works or financial contributions. Policy DM14 relates to parking provision and requires any new development to provide appropriate and useable parking for users and occupiers.

Policy WE4 relates specifically to land at the Utilita Bowl and supports the provision of new and improvement to existing sports and recreation facilities provided they are of a high quality design and have minimal impact upon the countryside and settlement gap.

In principle therefore, all elements of that proposed are acceptable.

Form, Layout, Design, Street Scene & Area Character:

The main element of that proposed is a modest single storey extension to provide enhanced spa facilities for the health club. This is to be located on the southern corner of the complex, next to an existing outdoor swimming pool. The extension will provide new saunas and include a new outdoor spa garden. All this would be set behind existing fencing/hoarding which encloses the existing outdoor pool, which is positioned to the south-east corner of the site. As such, it will not be readily visible from the public realm. Notwithstanding, the form, scale and design of that proposed raised no concerns.

The proposed new external escape staircase will be more visible from the front of the building, being set to the left of the main entrance elevation. However, in comparison to the scale of this elevation, it will not be overly prominent or have any detrimental impact upon the visual appearance of the building.

The final element of the proposals is the proposed conversion of an existing set of tennis courts to the western edge of the site to provide 34 parking spaces. This will equate to a net increase of 26 spaces over the existing number. Whilst in the open, this part of the site is not easily visible from the public realm, only from within the existing car park.

Overall, that proposed is considered to accord with the design elements of Policies DM1 and WE4.

Highways & Parking:

Whilst additional parking is proposed, the applicant has confirmed that this is to provide for existing club members rather than for additional membership. Current members are spending more time at the club, meaning there is not the level of turnaround within the existing car park to serve the existing membership. This has resulted in overflow parking nearby, as such, the additional parking is intended to provide more capacity and prevent the need for overflow parking elsewhere.

This has been reviewed by Hampshire Highways, who have confirmed that given the additional parking provision is not intended at attracting additional members, and in turn a greater number of trips to and from the club, there is no need for planning obligations to be secured towards local transport improvements. For this reason, there application is considered to accord with Policy DM13.

With regards to parking, it has been highlighted by a commentor that the level of disabled parking provision could be improved. Whilst this is not really something that can be secured as part of this application, given the position of the application redline boundary, and the fact that the proposed car park extension is too far away from the main building, it is something that has been highlighted to the applicant as a matter to be reviewed as part of the works.

Amenity:

Due to the modest nature of that proposed and the site's position in relation to adjoining uses, it is not considered that the proposed works would result in any adverse impact upon the amenity of these uses.

Trees & Nature Conservation:

No existing trees or natural habitat would be impacted by that proposed and the application by its nature is exempt from having to provide a biodiversity net-gain of 10%. It will be necessary to remove a section of hedge to the northern side of the existing car park in order to gain access to the new car park extension. However, this can be replaced and increased through the provision of new soft landscape and tree planting around the new car park, details of which have been provided and will be conditioned.

Drainage:

It is proposed that the drainage for the new car park extension would utilise that of the current tennis courts and will be linked to the existing car park. Again, a condition requiring

this is recommended.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environment Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

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:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

For the reasons set out above, the application is recommended for approval subject to the following conditions:

- Approved drawings:
- Commencement within three years;
- Materials to be used for extension to match existing building;
- Landscaping, including tree planting to be completed within twelve months of the car park extension coming into use, and any trees or plants which die or are diseased to be replaced for the first ten years;
- Drainage to be provided and working prior the car park coming into use; and
- Construction hours.