

Planning Statement for Erection of 2 no. padel courts.

**Village Hotel, Bournemouth Road, Chandler's Ford, Eastleigh,
SO53 3YJ**

On behalf of VUR Village Trading No. 1 Limited

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1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group, on behalf of the applicant VUR Village Trading No. 1 Limited, in support of a planning application relating to the Village Hotel Eastleigh, at Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3YJ. The site location is indicated below.
- 1.2. The description of development reads:

"Erection of 2 no. padel courts"
- 1.3. Having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the application's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.
- 1.4. This application is supported by the following documents:
 - Planning application forms and ownership certificates
 - Site location plan, drawing ref: 410A-424-4
 - Proposed elevations, drawing ref: 414A-424-4
 - Existing site plan, drawing ref: 411A-424-4
 - Proposed site plan, drawing ref: 412A-424-4
 - Existing and proposed layout, drawing ref: 413A-424-4
 - Preliminary Ecological Appraisal
 - Arboricultural Impact Assessment
 - Biodiversity report
 - Biodiversity condition assessment sheet
 - Baseline habitats
 - Storm Drainage Strategy Technical Note
 - Storm Drainage Strategy
 - Detailed Landscape Proposals
- 1.5. The Statement is provided in the following structure:
 - Section 2 contains a description of the site, the surrounding area any relevant correspondence with the Council and planning history;
 - Section 3 contains a description of the proposals;

- Section 4 provides an overview of the planning policy context;
- Section 5 considers the potential impact of the proposals; and
- Section 6 sets out the conclusions to this Statement.

2. Site and Surrounding

- 2.1. The application site measures approx. 1,080 sqm and comprises a grassed area within the boundary of the Village Hotel in Eastleigh. The site address is Bournemouth Road, Eastleigh, SO53 3YJ. It falls within the administrative boundary of Eastleigh Borough Council.
- 2.2. The site is bound by the car park of Village Hotel to the north, dense woodland planting to the east and south, and a gym and Bournemouth Road to the west. A strip of vegetation to the east, but outside of the site, is covered by a Tree Preservation Order (Ref:759-E).
- 2.3. The entire site is located within Flood Zone 1 for river and sea and is not at risk of surface water flooding, according to Environment Agency's Flood Map for Planning. Additionally, there are no designated or non-designated heritage assets within the vicinity of the site.
- 2.4. The Village Hotel Eastleigh is located on the western edge of Eastleigh, within a predominantly commercial area. The site lies on the fringe of Eastleigh's settlement boundary and is adjacent to a mix of woodland and commercial properties used for retail and employment purposes. It is situated approximately 3 miles from Southampton Airport. A bus stop is located about 0.3 miles north of the site.
- 2.5. Planning permission for the hotel building was granted in November 2018 under application reference F/18/82275. The description of development reads:

"Construction of a 6-storey hotel comprising 153 rooms, including a bar, restaurant and café, conference facilities, leisure club (gym and swimming pool), and a business hub with associated ancillary facilities. New access from Bournemouth Road, 241 parking spaces, 31 cycle spaces, and landscaping, including new tree planting."
- 2.6. A further planning application for a gym within the boundary of the Village Hotel was approved in 2023 (Ref: F/23/96070). The gym is located to the west of the application site. The description of development reads:

"Erection of an outdoor gymnasium unit with associated lighting columns and fencing."

3. Development Proposals

- 3.1. The development proposals comprise the erection of 2 no. padel courts within the boundary of Village Hotel.
- 3.2. Padel is a racket sport that draws influence from tennis and squash. It is played in doubles on an enclosed court where players can use the walls to return shots. The game involves rackets and balls similar to those used in tennis.
- 3.3. Village Hotels will develop this facility to supplement their existing leisure offer for their customers. The proposed padel courts will be accessible to hotel guests and members of the public who hold memberships of the hotel.
- 3.4. The proposed padel courts will be laid out to the south of the car park. Access will be facilitated from the north via an existing path.
- 3.5. Each proposed court measures 20 metres long by 10 metres wide, enclosed by an approximately 3 metres tall screen. Entry to the pitch will be from the side. Each court will be lighted by 4 no. court light which will be installed below a canopy shelter.
- 3.6. The courts will be contained in an arched canopy, which will allow them to be used in all weather conditions and also absorbs noises. The open sides provide an outdoor environment and atmosphere.
- 3.7. Enclosure fencing is proposed around the perimeter of the proposed courts area to secure the facilities. It will be 2.4m high and finished in dark green to minimise visual impact.
- 3.8. Detailed specifications are provided in the submitted drawings and Design and Access Statement.

4. Planning Policy

- 4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2. The Statutory Development Plan relevant to the determination of the planning application comprises Eastleigh Borough Local Plan 2016–2036 (adopted in April 2022). There is no made neighbourhood plan relevant to the site. Material considerations include the National Planning Policy Framework (NPPF) and relevant supplementary planning documents.

Eastleigh Borough Local Plan

- 4.3. An extract of the Policies Map confirms the site is in an Urban Edge location. Additionally, the Hicknor Hill Site of Importance for Nature Conservation (SINC) is located to the immediate east of the site, and the Hut Wood SINC is located around 30 metres west of the site

Figure 1 – Extract from the Local Plan Policies Map



- 4.4. **Strategic policy S1, Delivering sustainable development** requires new developments in the borough to meet sustainable considerations.
- 4.5. **Strategic policy S2, Approach to new development** stipulates that the urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.
- 4.6. **Strategic policy S9, Green infrastructure** requires new developments seek to achieve the provision, retention and/or enhancement of green infrastructure.
- 4.7. **Policy DM1, General criteria for new development** sets out the design principles of new developments.
- 4.8. **Policy DM6, Sustainable surface water management and watercourse management** expects new developments to incorporate Sustainable Drainage Systems (SuDS).

- 4.9. **Policy DM8, Pollution** states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution, noise, light, land contamination.
- 4.10. **Policy DM11, Nature conservation** sets out the Council's objective to protect, conserve and enhance international, national and local nature conservation designations and networks of natural habitats and features.
- 4.11. **Policy DM13, General development criteria – transport** sets out how new developments should have adequate access design and mitigate any adverse impact on transport network.
- 4.12. **Policy DM34, New and enhanced recreation and open space facilities** supports the development of new public and private recreation and open space facilities.

National Planning Policy Framework 2024

- 4.13. The National Planning Policy Framework (NPPF) is a material consideration for planning applications. Its central aim is to streamline and review national planning policy as well as establishing a presumption in favour of sustainable development as the cornerstone of decision-taking as outlined in Paragraphs 10 and 11.
- 4.14. In addition to this key consideration in the NPPF, the following chapters are directly relevant to the proposed development:
- Chapter 8 Promoting healthy and safe communities
 - Chapter 12 Achieving well-designed places

Other Material Considerations

Trees and Development Supplementary Planning Document (SPD) April 2022

- 4.15. This SPD provides technical guidance for policy DM1 in the Eastleigh Borough Local Plan and provides outline guidance, specific considerations, and expectations for works relating to trees, to be used by applicants during the planning process.

5. Planning Assessment

- 5.1. This section assesses the development proposals in the context of the planning policies in the Development Plan, National Planning Policy and other material considerations.

Principle of Development

- 5.2. The development proposals comprise 2 no. padel courts to be built within the Village Hotel grounds which are expected to be used by existing hotel customers. Padel courts fall within the Council's definition of recreation facilities, as per paragraph 5.145 of the Local Plan. This paragraph states that:

"The definition of recreation facilities and open space is very wide-ranging, including indoor and outdoor facilities, and ranging from informal play areas, amenity spaces, natural habitats/wildlife sites and country parks to more formal sports pitches, courts, greens, athletics tracks etc."

- 5.3. **Strategic policy S2, Approach to new development and Policy DM34, New and enhanced recreation and open space facilities** are most relevant to the proposals.

- 5.4. The site is located within the urban edge of Eastleigh, as seen on the Eastleigh's Policies Map. Policy S2 supports the presumption in favour of new development in this location, subject to the development proposals meeting other policies within the local plan.

- 5.5. Policy DM34 sets out considerations for development proposals for new recreation facilities. It states:

"The provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 above will be permitted provided that:

- a. they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan;*
- b. in the countryside:*
 - i. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and*
 - ii. development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character;*
- c. they contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its agricultural and/or landscape value and/or biodiversity interest; and;*
- d. they are readily accessible to those they are intended to serve by means of transport other than the private car, and accord with the transport and parking policies of this Local Plan."*

- 5.6. The development proposals include the provision of padel courts, designed using high-quality materials and constructed to ensure suitability for their intended purpose. The proposals will also deliver a biodiversity net gain on site, in compliance with statutory requirements. Heritage considerations are not applicable to this proposal, as there are no designated or non-designated heritage assets within the vicinity of the site.
- 5.7. The proposed padel courts are intended for use by existing customers of the Village Hotel. As such, the development will not result in any increase in traffic generation or demand for additional parking provisions.
- 5.8. Therefore, the development proposals comply with Policies S2 and DM34 and the principle of development is supported.

Trees, Ecology and Biodiversity

- 5.9. The submitted Arboricultural Impact Assessment (prepared by Ascerta) assesses the impact of the development proposal on trees, both within and immediately adjacent the site. It is found that the development of the site will not require the removal of any trees.
- 5.10. Whilst some vegetation, which is recently planted nursery stock, will be removed, appropriate replacement planting will be provided. This includes 4 no. new trees and a native hedge and details are provided in the submitted landscape proposals.
- 5.11. The development proposals potential impact on the adjacent TPO trees will be mitigated by implementing tree protection measures, such as the erection of protective fencing,
- 5.12. The submitted Preliminary Ecological Appraisal (PEA) (prepared by Ascerta) assesses the baseline conditions of the site, comprising a records search and a site walkover.
- 5.13. The existing on-site habitat comprises an area of amenity grassland. Whilst this will be lost as a result of the proposals, this habitat is considered to have an ecological value of *within the zone of influence* of the site or lower. The site contains no designated or Priority Habitats. The site search and walkover show no further need for ecological surveys for birds, bats, badgers, water voles, otters, amphibians, reptiles, invertebrates or small mammals.
- 5.14. The PEA also considers that Freespace Hiknor Hill SINC and Hut Wood SINC will not be impacted by the proposals as the proposals are for additional facilities to the existing hotel / gym.
- 5.15. There would be very limited impacts on the local ecology as a result of the proposals following the implementation of mitigation and enhancement measures outlined in the submitted PEA.
- 5.16. The development proposals will achieve a 18.25% gain in habitat units which complies with the statutory requirements.
- 5.17. Therefore, the development proposals will not cause a negative impact on nature habitats and features and will provide on-site biodiversity net gain in line with the statutory requirements. The proposals therefore comply with Policies DM1 and DM11.

Design

- 5.18. The proposals will utilise high quality materials that are suitable for the operation for padel courts. The proposed canopy and lighting will support the use of courts in all weather conditions. The proposals will be screened by the existing boundary vegetation of the hotel. It will not be visible from a public road or footways and will respond positively to the wider hotel setting.
- 5.19. Therefore, the development proposals are in accordance with Policy DM1.

Flood Risk and Drainage

- 5.20. The site is located within Flood Zone 1 for River and Sea and has a site area less than 1 hectare and as such, a Flood Risk Assessment is not required. The proposed padel courts will increase the impermeable area and a storm drainage strategy (prepared by Pegasus Group) supports this application.
- 5.21. Surface water will be discharged to the existing stormwater network via an existing drainage swale in the north. Trenches are proposed surrounding the padel courts to capture runoff from the proposed development and to increase the time of entry into the existing stormwater network. An orifice plate has also been proposed downstream of the gravel trench to limit the flow of the storm water into the existing swale and therefore limiting the extra flow into the existing network.
- 5.22. Detailed calculations are contained in the submitted Storm Drainage Strategy Technical Note. It is concluded that there is not an increase in flow for the existing storm water drainage network.
- 5.23. Therefore, the development proposals are in line with Policies DM1 and DM6.

Transport and Parking

- 5.24. The proposed padel courts will not result in the loss of car parking spaces. As it is supplementing the hotel's existing recreation offering, it will not require any further parking provision. The proposals will not cause a negative impact on the local highway network as the padel courts will serve existing hotel customers.
- 5.25. The padel courts will be accessed from the existing paved walkway from the entrance of the hotel, around the existing car park and to the existing permeable paving area north of the site.
- 5.26. Therefore, the development proposals comply with Policy DM13.

Amenity

- 5.27. There are no residential properties in the vicinity and therefore the proposals are unlikely to cause any negative impact to residential amenities, in terms of noise, air quality and light pollution.
- 5.28. The proposals will complement the existing hotel and are compatible with that use. The noise and light spill will be primarily contained within the proposed canopy. Additionally, the

courts are positioned at a sufficient distance from the hotel building to minimise any potential impacts on guests.

- 5.29. Therefore, the proposals will maintain the amenity of nearby residents and hotel guests and comply with Policy DM8.

6. Conclusions

- 6.1. The proposals seek to provide 2 no. padel courts at Village Hotel Eastleigh.
- 6.2. The proposals will provide a new recreation facility within the urban edge of Eastleigh and will achieve a biodiversity net gain on site. The principle of development is supported.
- 6.3. The padel courts will be a supplement to the hotel's existing recreation offering and will serve existing hotel customers. The courts will be constructed in high quality materials and it has been demonstrated that the proposals will not cause any negative impacts in terms of transport, parking, amenity, tree and ecology.
- 6.4. The proposals accord with the relevant local and national policies and therefore should be approved with delay.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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