

MR LLOYD EXLEY
BRIARWOOD GREEN LANE
SOUTHAMPTON
SO31 7DF

Application	F/25/99007
Please ask for	Clare Martin
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Wednesday 2 July 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/25/99007

In pursuance of their powers under the above Act and in accordance with your application received on Friday 7 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Phase 1 (Works to the Greenwood Course) comprising re-siting/ alterations to 1st tee box, fairway and green, enlarging 18th green and creation of event space with associated re-profiling, landscaping, footpath and drainage works following closure of existing driving range.
Site:	EAST HORTON GOLF CENTRE, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL001RevD, 027-14P-02RevA, 24-083-101(phase 1 only), 24-083-104, 1317 PL003FRevA (phase 1 only), 1317 PL002F, DD678L02RevA, DD678L03RevA, 24-083-106 and 24-083-102.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 4 The development must accord with the arboricultural report reference B240602-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 No development shall commence until full planting details have been submitted to and approved in writing by the Local Planning Authority. The planting details will also show how the swales will be developed into a landscape feature. The planting shall be completed in accordance with the approved details, and to the appropriate British standard, by the end of the first planting season following completion of the development. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the detailed planting scheme.

Reason: In the interests of the visual amenities of the locality and to

provide ecological protection.

- 6 The development shall be carried out in accordance with extended phase 1 ecological assessment and phase 2 surveys (by Phillips Ecology dated February 2025). No development shall commence on site until the following documents have been submitted to and approved in writing by the Local Planning Authority:
- i) A wildlife sensitive lighting plan
 - ii) A precautionary working methods for hedgehogs
 - iii) A precautionary working methods for reptiles
 - iv) Details of bat boxes, bird boxes and invertebrate boxes to be installed at the site
 - v) A management plan for the buffer next to the watercourse
- The development shall be carried out in accordance with the approved details.

Reasons: In the interests of ecology.

- 7 No development shall commence until a preliminary archaeological evaluation (in order to understand the archaeological potential of the site) and archaeological mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To contribute to the knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historical environment and make this publicly available.

- 8 No development shall commence until a mineral recovery statement (MRS) has been submitted to and approved in writing by the Local Planning Authority. The MRS shall detail a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use. The development shall be carried out in accordance with the approved details. The development shall not be brought into use until a statement detailing the tonnes of minerals extracted, quantity re-used on site, and if exported from site its location of processing, has been reported to the Mineral Planning Authority.

Reason: To ensure that minerals that can be viably recovered during

the development operations are recovered and put to beneficial use in accordance 3 with Policy 15 (Safeguarding – mineral resources) of the Hampshire Minerals and Waste Plan (2013)

- 9 No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR134, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 10 No material shall be imported onto the site until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall detail the nature, source, quantity, and proposed use of all materials to be imported to the site, in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice (DoW CoP). All imported soils or fill materials must be demonstrated to be suitable for their intended end use, with supporting chemical analysis or supplier certification submitted to and approved by the Local Planning Authority prior to deposition. The development shall thereafter be carried out in accordance with the approved details.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 11 No development shall commence until the following has been submitted to, and approved in writing by the LPA:
- a. A report of a site investigation (including an amended site plan, site investigation and risk assessment and any subsequent mitigations as a result of findings) documenting the ground conditions

of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and as agreed with the LPA. This document should include reference to the agreed Phase 1 Desk Study report (Ground&water, February, 2025, reference GWPR5988/DS/February 2025, issue v.1.02).

b. A detailed, site specific, scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring (if required). Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future users of the development.

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The development hereby permitted shall not be brought into use until there has been submitted to the Local Planning Authority (LPA) verification by the competent person approved under the provisions of condition above (remediation) that any remediation scheme required and approved under the provisions of condition above (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

1. A description of the site and its background, and summary of relevant site information;
2. a description of the remediation objectives and remedial works carried out;
3. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
4. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Reason: To minimise the risk from land contamination for the safety of the future users of the development.

13 No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR134, or a 'Further Licence') and with the proposals detailed on plan "East Horton Golf Club: Impact plan for great crested newt District Licensing (Version 1)", dated 26th June 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR134, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

14 No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR134, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR134, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

15 The outdoor events space shall be used as an informal outdoor space and shall not be used for organised outdoor events or to play live or amplified music unless a noise management plan has first been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved noise management plan.

Reason: In the interests of residential amenity.

- 16 The development shall be carried out in accordance with the construction environmental management plan by Exdell Management (dated 25/02/2025, Rev 1.1, Reference 027-14-CEMP).

Reason: To limit the environmental impact during construction of the development.

- 17 Any vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually late February-August inclusive), unless a suitably qualified ecologist has checked for nesting birds no more than 48 hours before vegetation clearance. If evidence of an active bird's nest is found before or during the works, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Reason: To prevent harm to nesting birds.

- 18 **Environment Act 2021**

Notice in writing shall be given to the Local Planning Authority when the:

1. Habitat creation and enhancement works as set out in the Extended Phase 1 Ecological Assessment and Phase 2 Surveys Report and Biodiversity Net Gain Metric & Habitat Maps have commenced, and;
2. Habitat creation and enhancement works as set out in the Extended Phase 1 Ecological Assessment and Phase 2 Surveys Report and Biodiversity Net Gain Metric & Habitat Maps have been completed.

The habitats created shall be maintained in their agreed form for at least 30 years after completion of the development hereby permitted.

Reason: To ensure delivery of at least 10% biodiversity net gain as required by the Environment Act (2021).

19 Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

20 Note to Applicant: A Natural England license for disturbance to badgers will be required for the development.

21 Note to Applicant: An environmental permit maybe required for the importation of soil.

Note to Applicant: It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate. It is also recommended that the NatureSpace certificate is submitted to the Local Planning Authority at least 6 months prior to the intended commencement of any works on site.

Note to Applicant: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR134, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

Note to Applicant: It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to

criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes