

**DELEGATED OFFICER REPORT:****Application Ref:** F/25/99007**Site Address:** EAST HORTON GOLF CENTRE, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA**Case Officer:** Clare Martin

**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.

*The application originally included both phase 1 (Greenwood Course) and phase 2 (parkland course) but was later revised to just include phase 1. It is anticipated that phase 2 will be submitted at a later stage to the county as the mineral and waste determination body.*

| Particular Site Constraints?                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| <ul style="list-style-type: none"><li>• Within countryside</li><li>• Within minerals and waste site</li><li>• Within flood zone 2 &amp; 3 (small section next to water course along southeastern boundary)</li><li>• Next to grade II listed heritage assets (East Horton Farm – Farmhouse and Barn)</li><li>• Next to suez notifiable hazard (Fair Oak closed landfill)</li><li>• Great crested newts (red, amber and green site)</li><li>• Durley Copse SINC along south eastern boundary</li></ul> |                                         |                             |

| Planning History?                                                                                                                                                                                                                                           | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| There have been various planning applications at the site, but none are directly relevant to the current proposal. The most notable was the alterations and extensions to the existing golf course, which were permitted in January 1994 under Z/29759/010. |                                         |                             |

| Publicity:       | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site Notice <input checked="" type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations: | <p>32 letters of support and 4 comment letters were received. These considered that the proposal would:</p> <ul style="list-style-type: none"><li>• Improve Club facilities and support its long-term viability.</li><li>• Provide a more attractive landscape setting and event space, enhancing its value as a community asset.</li><li>• Deliver biodiversity and environmental enhancements beneficial to local wildlife and the wider landscape.</li><li>• Improve surface water drainage, addressing winter inaccessibility.</li><li>• Create local employment opportunities.</li><li>• Offer recreational benefits for residents of nearby housing developments.</li><li>• Preserve existing green space and prevent speculative housing development.</li><li>• Site works and development would be largely screened from view and non-intrusive.</li></ul> <p>Other issues raised include:</p> |                                                 |                                    |

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|            | <ul style="list-style-type: none"> <li>• Loss of 5 holes from the current 36-hole provision, potentially leading to overuse and congestion.</li> <li>• Questioning the need for a state-of-the-art driving range given underuse of the existing facility; priority should be drainage.</li> <li>• Increased traffic impacts on Mortimers Lane and the surrounding highway network.</li> <li>• Lack of clarity regarding future phases.</li> <li>• Request for construction traffic to access via the top of Mortimers Lane to minimise residential disturbance.</li> </ul> <p><u>Planning Officer Response</u></p> <p>Comments are noted. Planning policy does not require the Applicant to demonstrate a need for the development, but rather considers the impact of the proposal which is discussed in the assessment section. The proposal should not lead to the loss of holes and while the driving range is being removed, its replacement should come forward as part of a later phase (which will be subject to its own application).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape: | <p><u>Comment (15/5/25)</u></p> <p>I would like to make the following comments on the information submitted on the 20<sup>th</sup> March 2025.:</p> <p>A. Landform - the updated sections showing the wider context are very helpful and I am content that the proposed landform will sit comfortably in the local landscape. I suggest that full earthworks details are conditioned.</p> <p>B. Translocated trees - perhaps there can be an undertaking that any failures will be replaced with matching species, albeit using smaller planting stock (selected standards acceptable for rapid establishment - perhaps a note added on plan?).</p> <p>C. Swales details -I support the inclusion of swales and these should flow into local watercourses. Further detail is required of how these will be developed to be a landscape feature. I am happy for this to be conditioned.</p> <p>D. Habitat maps have been provided. No further comment.</p> <p>E. Visual impact - I am content that the site is relatively well enclosed by a combination of topography and existing trees. With the submission of re-jigged Viewpoints 8 &amp; 9, I can confirm that the submitted information is acceptable and that winter views are not necessary since potential visual impact will be negligible.</p> <p>Since the nearest edge of South Downs National Park is almost 2km from the site, I am happy that any glimpses of the site from this distance are negligible.</p> <p>F. Landscape strategy plan - full planting details at 1:200 scale to be conditioned, with a requirement that any failures within first 5 years to be replaced with matching species. Planting to favour local species laid out in a naturalistic manner with a range of tree stock sizes (mix of semi-mature, standards &amp; feathered trees).</p> <p>G. Buggy store - no further comment.</p> <p>H. Restored woodland edge planting - The linear strip of restored woodland edge planting should reflect and merge with the adjacent</p> |

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|               | <p>Durley Copse woodland. This has been re-jigged and planting is now acceptable.</p> <p>J. High spot views - please indicate on plan the proposed seating to take advantage of views from the new high point.</p> <p>Overall, I am content that the landscape effect of the Phase 1 proposals will be negligible. The visual effect will be moderate but with the opportunity for minor beneficial change if the proposed planting for Phase 1 is successfully implemented.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| HCC Highways: | <p><u>No objection</u>, subject to a condition securing the construction management plan</p> <p><i>Access:</i><br/>Access in and out of the site for both construction and post construction use is acceptable, with no alterations made to the existing highway or junction layout. The geometry of the junction and the level of visibility is suitable for the purpose.</p> <p><i>Trip Rates:</i><br/>It is outlined within the submitted Transport Statement that the works will take approximately 6 to 9 months for Phase 1 and trip rates will increase during this construction phase with the need to bring in fill materials from external sites.</p> <p>Whilst it is estimated this will involve up to 50 loads of fill per day (100 OGV movements), in terms of impact on the highway it is not believed that this will be severe, given the existing vehicle flows on Mortimers Lane, recorded as approximately 5,600 per day, with 9.2% of these being goods vehicles which equates to approximately 517 movements per day.</p> <p>The additional 100 OGV movements will add just 1.8% to the percentage increase of vehicle movements overall, and spread over a 10 hour working day, will be just an additional 10 OGV movements per hour, comprising of 5 vehicles into the site and 5 out which is unlikely to be noticeable given the existing vehicle flows on Mortimers Lane, averaging 1 movement every 6 minutes.</p> <p>Post construction, it is anticipated that the site works will have been for a betterment of existing facilities that will improve the site offer for existing members. Whilst there may be additional members as a result of the improvements, it would be anticipated that this would be as a result of releasing suppressed demand rather than providing a specific new offer. When also assessed in terms of linked and pass-by trips, it would be anticipated that specific additional trips completely attributable to the site improvements will be negligible</p> <p><u>Construction Environmental Management Plan</u><br/>A CEMP has been submitted as part of the application pack, and this has been reviewed accordingly. HGV routes are highlighted, with the acknowledgment that these will vary depending on where the fill material is to be sourced from, and it is outlined that wheel wash facilities will be utilised to ensure the highway is kept clear of dirt / mud. Onwards, mechanical road sweepers will be utilised to clean the highway should wheel washers fail. On site, adequate space is afforded for the parking of contractors, and the turning of vehicles to enable forward gear access and egress. The CEMP should be</p> |

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|                         | secured via a condition, so that enforcement can be taken should issues arise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| HCC Minerals and Waste: | <p><u>Mineral Safeguarding</u> – No objection subject to minerals and waste being considered as part of a construction management plan condition</p> <p>The proposed development lies within the mineral and waste consultation area – minerals section. It is covered by Policy 15: Safeguarding – mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present.</p> <p>The purpose of this policy is to protect economically viable mineral resource deposits from needless and unnecessary sterilisation, in line with Chapter 17 of the National Planning Policy Framework (NPPF). The policy seeks to maximise the recovery of viable mineral resources prior to development, this concept is known as prior extraction.</p> <p>We acknowledge that a Minerals Resource Assessment (MRA) is not required due to the small scale of the proposed built infrastructure. However, the site lies within the MSA, so consideration of the re-use or beneficial use of any minerals excavated as part of the development should be made. The consultation response goes onto provide advice on this issue.</p> <p><u>Soil Importation</u><br/>Phase 1 and 2 will involve the importation of 205,000m<sup>2</sup> of soil onto the site, which is over 100,000m limit outlined within the government guidance. Such a proposal would usually be considered a waste management development and would therefore be a County Matter to be determined by Hampshire County Council, as the Waste Planning Authority.</p> <p>The application has now been amended to only include phase 1 resulting in the importation of 70,000 tonnes of soil, which is under the suggested limit. The Minerals and Waste Authority is content with the application being determined by Eastleigh Borough Council, providing it is demonstrated that the proposed import material is clean (and in accordance with the 'CL:AIRE' protocol or via an EA permit and subject to condition.</p> <p>The Planning Statement details that the soil will be sourced from construction sites (donor sites) and imported for use. There is no mention of the CL:AIRE Definition of Waste: Code of Practice (DoWCoP) in the Planning Statement with regard to the handling of the imported material. It is likely that the development will require a Material Management Plan (MMP), which would be agreed by the Environment Agency and the Environmental Health Officer, which will detail how the soils will be handled between the donor sites and the recipient site.</p> <p>There is a burden of proof, that lies with the applicant, that the material being imported is not for waste disposal but is instead being 'recovered' or put to a beneficial use by being used in the re-profiling works. The EA's definition of material recovery requires proof that the project would go ahead even if the applicant would have to pay for virgin material to perform the function of the imported soils.</p> |
| Environmental Health:   | <b>Contaminated Land &amp; Imported Soils – No Objection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|          | <p>The Phase 1 Desk Study report comprises a review of desk-based data of the site. In line with the consultant's approach, I strongly advise that an intrusive investigation be carried out across the site to address the identified contaminated land risks.</p> <p>This investigation will provide a comprehensive understanding of the site's condition and allow for the appropriate management of any contamination. It will also help determine whether soils can be reused as part of the proposed development and if any remedial actions are necessary. Imported soils should be carefully assessed to ensure they are suitable for the intended purpose and should be subject to a Materials Management Plan condition.</p> <p>From a pollution control perspective, the submitted CEMP appears to address all required elements.</p> <p><b>Air Quality – No objection</b><br/>The site is not located within an Air Quality Management Area. The Transport Statement (Nick Culhane Highway Consultant, February 2025) indicates that the development will generate around 100 two-way traffic movements on Mortimers Lane which represents a 2% increase on a daily basis, which it is not considered to have a significant impact on local air quality.</p> <p><b>Noise – No objection</b>, subject to noise management plan condition.</p> <p>24 Acoustics report reference R10589-1 Rev 1 states that noise levels from construction works will be comfortably below the target criterion based on British Standard 5228 and measured ambient noise levels.</p> <p>Mitigation measures for noise and vibration present on this report (page 9 &amp;10) must be followed and implemented in addition to the ones proposed by the contractor.</p> <p>I understand from the agent that no specific events are planned for the proposed outdoor event space, rather it will be used as garden space and for overspill from the existing venues. As such a noise management plan would only be required if formal events or live/recorded music is proposed. An hours conditions is also not required.</p> <p>.</p> |
| SUEZ:    | <u>No objection</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Trees:   | <u>No objection</u> , subject to tree protection condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Ecology: | <p><u>Comment</u></p> <p>New documents have been provided which show the condition of the watercourse along the southern boundary of the Phase 1 site. The damaging activities have been described as regular mowing of the grassland along the watercourse right up to the bank tops. Cessation of mowing in this area is proposed to allow a more natural vegetated buffer to restore marginal habitat and support improved ecological function. This has been entered into the updated BNG metric.</p> <p>We still need to know how large an un-mowed habitat buffer is proposed to be created along the watercourse. The existing and proposed onsite habitats maps do not show a change in the modified grassland habitat along the watercourse. A proposed watercourse</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|                     | landscape environmental management plan (LEMP) must be submitted which documents this change in management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Nature Space:       | <p><u>Holding Objection</u> subject to:</p> <ul style="list-style-type: none"> <li>evidence of the applicant entering into Eastleigh Borough Council's direct licence scheme (via a nature space report or certificate)</li> <li>or providing the necessary great crested newts survey information.</li> </ul> <p>There are 13 ponds within 500m of the development proposal with the closest being located adjacent to the site. Please note that not all ponds may be visible on the map below. - There are recent great crested newt records within 50m</p> <p>The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.</p>                                                                                                                                                                                           |
| Built Heritage:     | <p><u>No objection</u></p> <p>There are two buildings on site that are listed, The East Horton Farmhouse dating from the 16th. and 17th. centuries and Greenside Barn which is by the existing 18th. Hole.</p> <p>The immediate surroundings of the listed buildings on site will remain very much as is, still being grass on the open course side with no change to the other sides. The proposal retains the site's countryside character and will not affect the setting of the listed buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Archaeology:        | <p><u>No Objection</u>, subject to an archaeological evaluation &amp; mitigation strategy conditions</p> <p>The archaeological desk based assessment reviews the available archaeological evidence, historic mapping and LiDAR and concludes, in both the summary and the discussion sections, that in light of a high archaeological potential it will be necessary to carry out a preliminary archaeological evaluation (survey in the field) in order to inform an appropriate archaeological mitigation (by recording) strategy. I would concur.</p> <p>I recommend that an archaeological condition is attached to any planning permission which might be issued to secure an archaeological evaluation in order to understand the archaeological potential of the site and to inform any further archaeological mitigation strategy.</p> <p>I also recommend that an archaeological condition is attached to any planning permission which might be issued to secure any archaeological mitigation by archaeological recording merited by the results of the archaeological evaluation.</p> |
| Environment Agency: | <p><u>Comment</u></p> <p>The quantity of soil for this proposal may require an environmental permit. Further advice is provided within the consultation response.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Parish Council:     | <u>No Objection</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| <b>Site Visit:</b>            | <b>Yes <input checked="" type="checkbox"/></b> | <b>No <input type="checkbox"/></b> |
| Details: Carried out May 2025 |                                                |                                    |

  

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| <b>Pre-commencement Conditions:</b>           | <b>Yes <input checked="" type="checkbox"/></b> | <b>No <input type="checkbox"/></b> |
| Details: Conditions have been agreed by agent |                                                |                                    |

  

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                                 |
| <p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i></p> |

  

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>National Planning Policy Framework</b></p> <p><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b></p> <p><u>The Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 (delivering sustainable development), S2(approach to development), S4 (employment provision) S5 (new development in the countryside); and Development Management policies DM1(general development), DM6 (sustainable drainage), DM8(pollution), DM11 (nature conservation), DM13 (transport) and DM34 (new and enhanced recreation facilities).</p> <p><u>Hampshire Minerals and Waste Plan (2013):</u> Policies 13 (high quality design of minerals and waste development), 15 (safeguarding – mineral resources), 27 (capacity for waste management development), 29 (3a&amp; 3b - locations and sites for waste management), 30 (construction, demolition, and excavation waste development)</p> <p><b>Supplementary Planning Documents:</b> Quality Places &amp; Residential Parking Standards; Character Area Appraisals &amp; Trees and Development</p> |

  

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| <b>Proposal:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>The proposal is for reprofiling and landscaping works to the existing facility to improve the quality and gameplay of the greenwood course and to combat the problem of waterlogged grounds. The proposal includes enlarging the 18<sup>th</sup> green and relocating the 1<sup>st</sup> hole, tee box and fairway so the course starts and ends next to the café at greenwood barn. The land will be reformed between the 1<sup>st</sup> fairway and 18<sup>th</sup> green to create a separation between the two holes.</p> <p>The existing driving range will be closed (relocated as part of a later phase) and a large landscaped mound created in its place using up to 70,000 tonnes of imported soil. The mound will be accessible by a path network. The existing driving range building is being retained potentially as a partially covered outdoor seating area and the area in front used as garden space and for overspill from the existing venues. A swale has been included at the western side of the mound to take runoff surface water.</p> |

  

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| <b>Assessment:</b> |
| <b>Principle</b>   |

The proposal is to improve a long-established golf course and the work is contained within the existing site boundary. The site is located within the countryside, where Policy S5 sets out the types of uses which are acceptable in this location. These uses include the provision of outdoor recreational facilities, such as golf courses, and therefore the principle of development is acceptable.

### **Character, Appearance and Impact on the Countryside**

Policy DM1 requires development to take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views. Policy DM34 also covers new and enhanced recreational facilities within the countryside and requires that any new structures do not result in an urbanisation or detract from rural character.

The proposed reprofiling works involve the creation of a large, landscaped earth mound on the western side of the site where the driving range is currently located. While the amount of work is significant, its profile will create a natural rounded landform with a maximum gradient of 1 in 3.5. It is worth noting that local contours have historically been significantly changed by construction of the golf course and neighbouring landfill. This is a partially engineered landscape, and as such has capacity to incorporate further change.

The reprofiling works will add interest to the existing course, allowing extensive planting and providing a pleasant rural setting for the golf course as well as enhancing ecology. The reprofiling work sits comfortably within the gently undulating landscape with limited visibility from outside of the site. The South Downs National Park is almost 2km from the site, offering only long-distance glimpses of the site. No objection has been raised by the Landscaping Officer and full planting details will be secured via condition.

Overall, the proposal is not considered to have an urbanising impact on the countryside and will not detract from the character and appearance of the locality. As such the development accords with Policies DM1 & DM34.

### **Highways and Access**

Policy DM13 requires that all new development has a safe and convenient access to the highway network, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. It also requires that development does not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network.

The existing countryside location means that there are limited sustainable transport options and so most members will rely on private vehicles. However, the proposal is for the improvement of the existing facilities (rather than new development) and while it may result in an uptake in membership, the finished work is unlikely to generate significant additional vehicle movements on the highway network. The golf centre is served by a large on site car park, which is of a sufficient capacity to serve the development and the work will not alter the current vehicular access arrangement.

The most significant impact on the highway network will be during the construction phase as around 70,000 tonnes of soil will need to be transported to the site for the landscaping reprofiling. Phase 1 will take approximately 6 to 9 months and is estimated to involve up to 50 loads of fill per day (100 HGV movements). However, no objection has been raised by the highway authority given that the additional vehicular movements will add just 1.8% to the percentage increase of vehicle movements along Mortimers Lane. These movements when spread over a 10 hour working day, equate to 10 OGV movements per hour (comprising of 5 vehicles into the site and 5).

On this basis the proposal is not considered to have an unacceptable impact upon the operation or safety of the highway network and so accords with the requirements of Policy DM13.

### **Trees**

Policy DM1 requires development not to result in the loss or damage of important trees. No trees will be lost as part of the proposal, although two trees (within group G1) are being relocated to make way for the new 1<sup>st</sup> tee box. An arboricultural impact assessment has been provided, including a tree protection plan and the two trees could be replaced if relocation is not successful. No objection has been raised by the Tree Officer and the proposal to comply with Policy DM1 in this regard.

### **Ecology**

Policy DM11 stipulates that new development should not have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network.

The proposed works would be beyond 30 m from the boundary of Durley Copse, so it is not likely that there would be direct impacts on the woodland. Furthermore, sediment management techniques and other environmental protections are outlined within the construction environmental management plan to reduce disturbance during the re-profiling and landscaping works.

The site supports opportunities for protected and priority species including, foraging bats, breeding birds, great crested newts, dormice, badgers and hedgehog. Phase 2 surveys have confirmed a good population of slow-worm and a small population of grass snake, there is also the presence of dormice, one badger sett, and great crested newts within pond 3 and within suitable terrestrial habitat within the vicinity of the pond.

An extended phase 1 ecological assessment, phase 2 surveys and habitat maps have been provided for the proposal, which outlines mitigation and precautionary avoidance methods for hedgehogs, reptiles, foraging and commuting bats and breeding birds, and badgers. For Great Crested Newts, the Applicant will use the Eastleigh Borough Council district licencing scheme (run by nature space) for which a district licencing report has been provided. The report includes a detailed site assessment and outlines the mitigation required, which will be secured via condition. A licence from Natural England will be required for the loss of the recorded badger's sett and can be applied for after the planning application has been determined.

No objection has been raised by the ecology officer (subject to conditions) and the proposal is considered to comply with Policy DM11.

### **Biodiversity Net Gain**

The National Planning Policy Framework requires development to demonstrate a 10% biodiversity net gain. Policy DM11 requires the Council to promote the net gain of biodiversity through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The landscaping plans have been amended to provide continuous planting up to the edge of the Ancient Woodland at Durley Copse. The scheme will also replace the existing mown grass with a natural vegetation along the existing water course at the eastern side of the site. These works will improve the buffer between the golf course, watercourse and ancient woodland restoring marginal habitat and supporting an improved ecological function.

A BNG metric has been provided for the proposal which indicates a 27.64% increase in habitat units and a 10.10% increase in watercourse units. This meets the required standard and the proposal complies with the policy requirements.

### **Mineral and Waste**

The site lies within the Hampshire Minerals and Waste Consultation Area (MWCA) and Policy 15 of the Hampshire Minerals and Waste Plan (HMWP) seeks to protect resources from sterilization by non-minerals development. Due to the small scale of the proposed built infrastructure Hampshire County Council (as the minerals and waste authority) has confirmed a mineral resource assessment is not required. However, there is opportunity for recovering or reusing materials on the site and a construction management plan covering minerals and waste shall be conditioned.

The proposed land reprofiling will involve the importation of 70,000 tonnes. While this is under the 100,000 tonnes indicating a waste management development, consideration needs to be given to the source of the imported soil and handling of the imported materials. A material management plan condition will be imposed to ensure the imported materials are clean (in accordance with the CL:AIRE protocol or via an EA permit).

Furthermore, the existing site has the potential to be impacted by ground contamination, through imported soils previously brought onto the site and the presence of Fair Oak active landfill to the west of the site. A phase 1 (desk top study) walkover and preliminary risk assessment has been provided for the site, which has been reviewed by the Environmental Health Officer and further ground investigation report and verification reports will be conditioned.

### **Amenity**

Policy DM1 stipulates that all new development should not have an unacceptable impact upon residential amenities. Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity, impact public health or have other unacceptable environmental impacts (including noise pollution).

The site is over 400m away from the nearest residential properties and sited behind existing tree lines. As such the finished landscaping works will not have an impact upon their residential amenity in terms of a loss of outlook, privacy or daylight.

It is noted that the proposal includes an outdoor event space. However, the agent has clarified that this area is intended to be used as informal garden space for the existing venues (rather than formal events space) and will not involve live or amplified music. As such the proposal should not result in an unacceptable level of noise or disturbance to residents. However, an events management plan will be required by condition if the use of this area changes. This approach has been accepted by the Environmental Health Officer and no objection raised.

### **Drainage**

Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) and these should be naturalised wherever feasible.

The existing site is poorly drained and waterlogged at times making the course unplayable. The proposal should improve the existing drainage arrangement by creating a 5m wide swale (which is a natural form of filtration) on the western side of the new landscaping mound. This will transport and filter the run off water into the existing ditch along the eastern side of the site. A second land filter drainage system with perforate pipe will be installed along the other side of the new landscaping mound to catch and treat water running in this direction and also transport runoff water from the greenwood course. This arrangement is considered acceptable.

## **Heritage Assets and Archaeology**

Policy DM12 states that development within the setting of a heritage assets will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. For development that affects an archaeological site, the policy requires that provision is made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible.

The application site is close to two grade II listed buildings i.e. East Horton Farmhouse (dating from the 16th and 17th centuries) and Greenside Barn (next to the 18<sup>th</sup> hole). However, the immediate setting of the listed building will be mostly retained in its current form looking over a grassed golf course. No objection has been raised by the Built Heritage Consultant and the proposal is not considered to have a significant impact upon the heritage assets.

An archaeological desk based assessment has been provided and while there are no known archaeological assets on the sites, the prevalence of archaeology from all periods in the wider surrounding area suggests the potential for as of yet unknown archaeology. No objection has been raised by HCC archeology team subject to a condition requiring an archaeological evaluation and potential archaeological mitigation strategy.

## **Equalities Act:**

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

## **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 Environmental 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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

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.

**Conclusion:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...