



Town and Country Planning Act 1990

To: Exdell Limited
Briarwood
Green Lane
Southampton
SO31 7DF

Application No: **25/01229/HCS**
CS/25/99539
HCC Ref: WR247 EA116

For: East Horton Golf Centre

Date of Application: 10 June 2025

Hampshire County Council, as Waste Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 44 conditions and statutory Biodiversity Net Gain conditions:

Development:

"Hybrid" planning application comprising:

Full planning permission comprising - Closure of 14th, 15th and 18th holes and construction of new driving range building, reprofiling of land to form new driving range target greens and swale with associated landscaping, drainage infrastructure and other associated works (Phase 2, Parkland Course); and

Outline planning permission comprising - Appearance and design of the new Driving Range Building (all matters reserved)"

Site address:

**East Horton Golf Centre, Mortimers Lane, Fair Oak Hampshire
SO50 7EA**

Reason for Approval

The proposal is considered to be in accordance with the development plan as it meets the requirements of Policies 25 (Sustainable waste development) and 27 (Capacity for waste management development)) of the Hampshire Minerals and Waste Plan (2013) (HMWP) due to the diversion of waste from landfill and the movement of waste up the waste hierarchy. The location of the development is appropriate, and whilst it is recognised that the site is located within the countryside, it is situated within an existing an well-established golf course. The proposal is considered to be in accordance with Part 1 (ii)

All enquiries should be referred to Universal Services, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Universal
Services**
8 October 2025

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and (iii) and Part 2 (c) and (e) of Policy 29 (Locations of sites and areas for waste management)) of the HMWP (2013). The proposed mitigation, including mitigatory planting and landscaping works and overall biodiversity proposals, along with the overall built design, appearance and proposed materials are considered appropriate, and will ensure that the development fits with the landscape character of the area and not cause any negative ecological impacts nor loss of amenity, and are considered to be appropriate for the site's countryside setting satisfying Policies 3 (Protection of habitats and species), 5 (Protection of the Countryside) and 13 (High-quality design of minerals and waste development) of the HMWP (2013). The proposed design, associated operational mitigation measures and environmental management of the site will help to mitigate concerns raised with regard to noise, air quality, lighting and on human health and the overall impact of the proposed development, subject to the conditions proposed and according with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the HMWP (2013)). Surface water and flood management are considered to meet requirements (Policies 10 and 11 of the HMWP (2013)). The imposition of a condition to investigate archaeological interest within the development site would provide satisfactory mitigation in terms of protecting local cultural heritage and accord with Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013)). The proposal will not generate a discernible increase in traffic above the currently consented use and would not have a severe impact on the safety or operation of the local highway network, subject to the conditions proposed (Policy 12 (Managing traffic) of the HMWP (2013)). The proposal is considered to be in accordance with the relevant national and local planning policy and is considered to be sustainable in accordance with Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#).

IMPORTANT - Biodiversity Gain Condition

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

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Further information about the Biodiversity Net Gain status of this application and how to comply with this statutory condition are set out below within the notes.

Conditions

FULL PLANNING PERMISSION: Closure of 14th, 15th and 18th holes and construction of new driving range building, reprofiling of land to form new driving range target greens and swale with associated landscaping, drainage infrastructure and other associated works (Phase 2, Parkland Course)

Commencement

1. The development hereby permitted shall commence not later than three years from the grant of planning permission. Notification of commencement should be sent to the Waste Planning Authority not later than 7 calendar days before the intended commencement date.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and in the interests of monitoring and enforcement of the development.

Duration of Development Period

2. The development hereby permitted shall be completed not later than two years following the commencement of development works, according with Condition 1 above. Notification of completion should be sent to the Waste Planning Authority not later than 7 calendar days following the completion date.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and in the interests of monitoring and enforcement of the development.

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PRIOR TO COMMENCEMENT

Surface Water Drainage Scheme

3. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Waste Planning Authority. The submitted details should include:
 - a. A technical summary of the surface water drainage design demonstrating post development surface water discharge rates will not exceed existing greenfield rates in accordance with current best practice guidance;
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations; and
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

Once approved, the scheme shall be installed as approved and retained throughout the duration of the development hereby permitted.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as such details need to be considered to ensure the acceptable construction of the developments and thus goes to the heart of the planning permission.

Surface Water Drainage Scheme - Maintenance and Protection Measures

4. Details for the long-term maintenance arrangements for the approved surface water drainage system (see Condition 3 above), including their installation, shall be submitted to and approved in writing by the Waste Planning Authority. The submitted details should include:
 - a. Maintenance schedules for each drainage feature type and ownership; and
 - b. Details of protection measures.

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Once approved, these measures shall be installed as approved and retained in fully working order throughout the duration of the development hereby permitted.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as such details need to be considered to ensure the acceptable construction of the developments and thus goes to the heart of the planning permission.

Materials Management Plan

5. No materials shall be imported into the development hereby permitted until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Waste 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 sub-soils / materials must be demonstrated to be suitable for their intended end use, with supporting chemical analysis/es or supplier/regulatory certification submitted to and approved by the Waste 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 in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as such details need to be considered to ensure the acceptable construction of the developments and thus goes to the heart of the planning permission.

Landscape Environment Management Plan (LEMP)

6. No development shall commence until a Landscape Environmental Management Plan (LEMP) has been submitted to and approved by the Waste Planning Authority in writing. The LEMP shall specify the following:

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- a) the types, size and species of all trees and shrubs to be planted including details showing how the swales will be developed into a landscape feature/s;
- b) details of all trees to be retained;
- c) details of fencing/enclosure of the site, phasing and timescales for carrying out the works;
- d) the provision for future maintenance; and
- e) details on safe working practices (risk assessment and method statements) to show how the steeper banks can be planted and maintained safely;
- f) details on how the LEMP will be integrated in conjunction with the approved planting and landscaping works within Phase 1 (F/25/99007, granted by Eastleigh BC on 02 July 2025); and
- g) confirmation that all planting shall be completed in accordance with the approved details (and to the appropriate British Standard), and by the end of the first planting season following completion of the development.

The development shall thereafter be carried out and monitored strictly by a qualified professional arboriculturist.

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 a) to g) above, in advance written agreement with the Waste Planning Authority.

The LEMP shall be implemented in full as approved.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013). This is a pre-commencement condition as landscaping details need to be agreed prior to the commencement of the development and thus goes to the heart of the planning permission.

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Archaeology

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 Waste 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 in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as landscaping details need to be agreed prior to the commencement of the development and thus goes to the heart of the planning permission.

Ecology - District Licensing 1

8. 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 Centre (Phase 2): Impact plan for great crested newt District Licensing (Version 1)", dated 27th August 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 (WMLOR134, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006. This is a pre-commencement condition as landscaping details need to be agreed prior to the commencement of the development and thus goes to the heart of the planning permission.

Ecology - District Licensing 2

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

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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.

Ecology - District Licensing 3

10. 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'):

- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles;
- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians; and
- 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 (WMLOR134, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Ecology

11. Notwithstanding the mitigation recommendations detailed in Section 15. 'Mitigation recommendations' of the submitted Extended Phase 1 Ecological Assessment and

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Phase 2 Surveys by Phillips Ecology (updated 6th August 2025). no development hereby permitted shall commence on site until the following has been submitted to and approved in writing by the Waste Planning Authority:

- i) A wildlife-sensitive lighting strategy.

Once approved, the development shall be carried out in accordance with the approved details throughout the entire duration of development.

Reasons: In the interests of protecting local ecology and biodiversity. Policy 3 (Protection of Habitats and Species) of the Hampshire Minerals and Waste Plan (2013). This is a pre- commencement condition to ensure effective ecological mitigation and management is possible and therefore goes to the heart of the permission.

Biodiversity Net Gain (BNG) & Habitat Management and Monitoring Plan (HMMP)

12. Prior to the commencement of the development hereby approved, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the County Planning Authority. The HMMP shall detail how the On-site Significant Gains detailed in the required Biodiversity Gain Plan will be retained, created, enhanced, managed, and monitored and reported to the Waste Planning Authority, for a period of 30 years following completion of the development.

The HMMP shall be managed and maintained in accordance with the approved details for 30 years from the date of completion of the development.

Completion of the development shall be considered to be when the required planting and seeding of the approved habitats has been implemented and notification provided to the County Planning Authority.

Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, National Planning Policy Framework (2024) and Policy 3 (Protection of Habitats and Species) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition to ensure effective ecological mitigation and management is possible and therefore goes to the heart of the permission.

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OPERATIONAL CONDITIONS

Construction Operational Hours

13. No plant, machinery or vehicles and no unloading, no handling of and movement of imported inert sub-soils / materials associated with the development hereby approved shall be undertaken except between the following hours:

08:00 to 17:00 Monday to Friday; and
08:00 to 13:00 on Saturdays.

There shall be no working or operations undertaken on Sundays or recognised Bank and Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Tree Protection Plan

14. The development hereby permitted shall be carried out in accordance with the submitted Arbor-Eco Consultancy arboricultural impact assessment, ref: MB240602-01 (dated February 2025) and Tree constraints plan, phase 2-East Horton Golf Club, drawing no. MB240602-01-01, dated 08 June 2024) at all times.

Following installation, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area/s. Tree protection measures shall be retained in their approved form for the duration of the work..

Confirmation that the tree protection measures have been installed as per the submitted documents shall be provided in writing prior to any works related to the approved development commencing.

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

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Flood Risk Assessment

15. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (by Odyssey, ref 24-083, February 2025) and follow the mitigation measures it details stating that there will be no raising of ground levels within Flood Zones 2 or 3. All mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason To ensure that there are no detrimental impacts to flood storage or flood flow routes resulting from this development are created and that adequate drainage of the site is provided in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

Construction Environment Management Plan

16. The development hereby permitted shall be in accordance with the approved Construction Environmental Management Plan 027-14-CEMP Rev 1.1 (dated February 2025) at all times.

Notwithstanding the submitted and approved CEMP, Within three months of the grant of planning permission and before commencement of the development hereby permitted, a updated plan (with notes, if needed) showing the location of designated sites/no-go ecological areas, highlighting the 15m Ancient Woodland buffer zone shall be submitted to the Waste Planning Authority to supplement Section 6.4 of the approved CEMP, which states "All staff, operatives and visitors attending site will undergo a Toolbox Talk. Operative Toolbox Talks that include Ecological Areas no access ..."

The approved updated details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of development works and construction.

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Reason: In the interests of nature conservation in accordance with both the Habitats Regulations and Policy 3 (Protection of habitats and species) and to protect local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Imported Materials and Record Keeping

17. Only clean, sub-soils shall be imported to the site. No more than 166,000m³ of sub-soils / materials shall be imported to the site throughout the duration of the development. There should be no export of imported materials from the site. A written record of material entering the site associated with the permission hereby granted shall be kept on site and shall be made available to the Waste Planning Authority for inspection upon request.

Reason: To ensure the development is implemented in accordance with the details assessed within the approved documentation and that the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Topographical Surveys

18. Not later than 6 months following commencement of the development hereby permitted (in accordance with Condition 1 above), and at four monthly intervals thereafter throughout the importation and placement of imported clean sub-soils and following completion of Phase 2, up-to-date topographical surveys of the improvement works shall be submitted to the Waste Planning Authority for reference and written approval.

Reason: For the purposes of monitoring to ensure that development is implemented in accordance with the approved plans and In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

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Precluded Operations and Activities

19. No screening, crushing or washing of the imported clean, sub-soils / materials shall take place within the development hereby permitted at any time.

Reason: To ensure that the development is implemented in accordance with the details assessed as part of the application and to ensure the development is undertaken in a noise-sensitive manner in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Approved HGV Access

20. Access to and from the site shall only be from Mortimers Lane as shown on the Site Location Plan (027-14 P-01 A) dated 24 May 2025.

Reason: In the interests of protecting the amenity of residential areas to the north of the site in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

HGV Warning Signage

21. Warning signage shall be erected and retained throughout the duration of the development hereby permitted at locations where the Golf Club access road has junctions with third party properties and public rights of way prior to its junction with Mortimers Lane from commencement to completion. Confirmation of these signs and their locations shall be submitted to the Waste Planning Authority for written approval.

Reason: In the interests of protecting the amenity of residential areas to the north of the site in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

HGV Sheeting

22. All HGVs entering the site loaded with clean, inert sub-soils / shall be securely sheeted at all times.

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Reason: In the interests of highway safety to prevent the deposition of material on the public highway in accordance with Policies 10 (Protecting public health, safety and amenity) and Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

HGV and Road Cleaning

23. No HGV shall leave the site unless it has been cleaned sufficiently to prevent sub-soils, mud and debris being carried on to the public highway. In the event that sub-soils, mud and debris on HGVs leaving the site are deposited on Mortimers Lane where it meets the site's internal access road (as shown on Site Location Plan (027-14 P-01 A) dated 24 May 2025). measures shall be taken to clean that areas of the public highway.

In any event, at the end of each working day this area of the public highway shall be checked for cleanliness, and where required, cleaned to the satisfaction of the Waste Planning Authority.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

Retention and Storage of Excavated Materials

24. Unless directed through Condition 25 below or by the Environment Agency, all excavated materials generated as result of the development hereby permitted shall be retained on site for re-use within the development. These materials shall be stored safely and protected within a 'designated indigenous soil storage area' throughout the duration of the works hereby permitted, to be shown on a plan. This plan shall be provided and approved in writing to the Waste Planning Authority prior to physical works commencing.

Once approved, the storage area shall be set up and retained throughout the duration of the development hereby permitted.

Reason: In the interests of nature conservation in accordance with both the Habitats Regulations and Policy 3 (Protection of habitats and species) and to protect local

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amenity in accordance with Policies 8 (Protection of soils), of the Hampshire Minerals & Waste Plan (2013).

Unidentified Contamination

25. If, during the development hereby permitted, contamination not previously identified is found to be present at the site, then no further development shall take place until a Remediation Strategy is submitted to and agreed in writing by the Waste Planning Authority.

This Remediation Strategy should include details of how contamination will be managed and remediated appropriately and safely. Once approved, the Remediation Strategy should be implemented in full at all times and further development works will not be undertaken until written approval from the Waste Planning Authority has been obtained.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

External Lighting

26. In the event that the erection of any external lighting, whether temporary or permanent, associated with the development hereby approved becomes necessary, prior to its installation on site, a sensitive Lighting Scheme shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall:
- a. set out details of all proposed construction and operational external lighting;
 - b. Include timings of lighting operation;
 - c. Include a lighting plan showing locations and specifications of all proposed lighting; and
 - d. Demonstrate that light spill into adjacent habitats has been minimised and avoided including compliance with the Institute of Lighting Professionals 'Guidance Note 8 Bats and Artificial Lighting (2023)'.

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The scheme shall then be implemented as approved for the duration of the development.

Reason: In order to minimise impacts of lighting on the ecological interests of the site and in the interests of visual and landscape impact in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) and 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013)

Watercourse and Water Feature Protection

27. No solid matter shall be stored or deposited within the development hereby permitted so that it passes or is likely to pass into either any watercourse or on-site water feature at any time.

Reason: To ensure adequate protection of the groundwater in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Premature Cessation of Scheme

28. Should works on any part of the development hereby cease, for any reason, for a period of more than three months, a revised landscaping and aftercare scheme with alternative timescales for completion, to ensure the completion of the development, shall be submitted for approval in writing to the Waste Planning Authority within one month of that three month cessation period.

Once approved, the revised landscaping and aftercare scheme shall be implemented in full in accordance with the agreed timetable.

Reason: In the interests of the landscape character, amenity and Nature Conservation Interests of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of minerals and waste developments) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013)

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Aftercare Scheme

29. In relation to Condition 28 above, an aftercare scheme requiring such steps as may be necessary to bring each phase of the land restored to the required standard shall be submitted to the Waste Planning Authority for approval. An aftercare scheme for each phase shall be submitted within 3 months of the completion of each phase.

Each approved aftercare scheme shall be implemented as approved.

Reason: In the interests of the landscape character and to ensure that the land is satisfactorily restored in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Plans

30. The development hereby permitted shall be carried out in accordance with the following approved plans: **Site Location Plan (Phase 2) (027-14 P-01 A), Existing Block Plan (Phase 2) (027-14 P-02 A), Existing Block Plan Underlay (Phase 2) (027-14 P-02 A), Landscape Master Plan (DDE678L01RevC), Phasing Plan Phase 1 & 2 (1317 PL010RevB), Phase 1 & 2 Topographic Survey (SUR-02 IssueW2), Phase 2 Opportunities & Constraints Diagram (1317 PL003RevF), Proposed Block Plan (PL100E), Indicative Landform Sections Phase 1 & 2 (1317 PL200RevA), Existing Drainage & Services Constraints Plan (24-083-100), Proposed Drainage Layout Plan (24-083-101), Proposed Phased 2 Drainage Layout Plan (24-083-103), Standard Drainage Construction Details (24-083-104), Proposed Phase 2 Sediment Control Plan (24-083-107)**

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

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OUTLINE PLANNING PERMISSION: Appearance and design of the new Driving Range Building (all matters reserved)

Time Limits

31. Applications for approval of the reserved matters shall be made to the Waste Planning Authority before the expiration of three years from the date of this permission and the development begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latter.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Submission of Reserved Matters Details

32. Excluding the landscaping and reprofiling works approved under the Full planning permission element of this Hybrid planning application, relative to the Driving Range itself through closure of 14th, 15th and 18th holes (referred to as 'Phase 2'), no development relative to the new Driving Range Building shall commence until details of:

- a) access;
- b) appearance;
- b) layout;
- c) scale; and
- d) landscaping and hard surfacing.

in the 'Driving Range Building' (herein referred to as the "reserved matters") have been submitted to and approved in writing by the Waste Planning Authority and the development of that Development Phase shall be carried out in accordance with the approved details.

Reason: To ensure submission of detailed schemes.

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Compliance Statement

33. Alongside the submission of any 'reserved matters' details in Conditions 31 and 32 above, a Compliance Statement based upon the principles contained therein shall be submitted to, and approved in writing by the Waste Planning Authority.

The Compliance Statement shall include the following:

- a) Design approach to open spaces and the public realm, including materials palette, signage, accommodating utilities and servicing and the integration of green infrastructure;
- b) Treatment of development edges along site boundaries and green spaces; and
- c) Innovative solutions to maximise resource efficiency and climate change adaptation through external or internal features, passive means, such as: landscape contribution, layout/ orientation, massing, and external building features.

Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the HMWP (2013) and Policies CP11 (Sustainable Low and Zero Carbon Built Development), CP13 (High quality design) and CP20 (Heritage and landscape character) of the WLP Part 1 JCC (2013).

Materials/Design Quality

34. No development shall commence on site until a detailed schedule and specification/samples of all external materials and finishes/windows and external doors/roof coverings/other site-specific features to be used on the Driving Range Building hereby permitted have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the Driving Range Building in accordance with Policies 10 (Protecting public health, safety and amenity) and 13

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(High-quality design of minerals and waste development) of the HMWP (2013) and Policies CP13 (High quality design) and CP20 (Heritage and landscape character) of the WLP Part 1 JCC (2013).

Surface and foul water drainage schemes

35. No development works relating to the Driving Range Building development hereby permitted shall commence until:

- a) a scheme for surface water management (including specifications of the surface treatments and sustainable urban drainage solutions); and
- b) a scheme for the disposal of foul water.

have been submitted to and approved in writing by the Waste Planning Authority.

Once approved, the development shall be carried out in accordance with the approved drainage schemes and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 10 (Protecting public health, safety and amenity) 11 (Managing flood risk) and 13 (High-quality design of minerals and waste development) of the HMWP (2013) and Policies CP11 (Sustainable Low and Zero Carbon Built Development) and CP17 (Flooding, Flood Risk and the Water Environment) of the WLP Part 1 JCC (2013).

BREEAM for non-residential buildings

36. In accordance with Policy CP11 (Sustainable Low and Zero Carbon Built Development) of the WLP Part 1 JCC (2013) the Driving Range Building development hereby permitted shall achieve a minimum BREEAM Rating of 'Very Good'. Development works shall not commence until:

- a) No development shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the Waste Planning Authority to demonstrate 'Very Good' status; and

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b) Within 3 months of the Driving Range Building being brought into use, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To provide a well-designed and sustainably designed building in accordance with Policies 1 (Sustainable minerals and waste development), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the HMWP (2013) and Policies CP11 (Sustainable Low and Zero Carbon Built Development) and CP13 (High quality design) of the WLP Part 1 JCC (2013).

Construction hours

37. No plant, machinery or vehicles associated with the construction of the Driving Range Building hereby approved shall be operated except between the following hours:

08:00 to 17:00 Monday to Friday; and
08:00 to 13:00 on Saturdays.

There shall be no working or operations undertaken on Sundays or recognised Bank and Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Construction Environment Management Plan

38. The Driving Range Building hereby permitted shall be constructed in accordance with the approved Construction Environmental Management Plan 027-14-CEMP Rev 1.1 dated February 2025 at all times throughout the duration of construction.

Reason: In the interests of nature conservation in accordance and to protect local amenity in accordance with Policies 3 (Protection of habitats and **species**), 10

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(Protecting public health, safety and amenity) and 12 (Managing traffic) of the HMWP (2013), Policy CP16 (Biodiversity) of the WLP Part 1 JCC (2013) and Policies DM19 (Development and Pollution) and DM20 (Development and Noise) of the WLP Part 2 (2017).

Unidentified contamination

39. If, during construction of the Driving Range Building hereby permitted, contamination not previously identified is found to be present at the site, then no further development shall take place until a Remediation Strategy is submitted to and agreed in writing by the Waste Planning Authority.

This Remediation Strategy should include details of how contamination will be managed and remediated appropriately and safely. Once approved, the Remediation Strategy should be implemented in full at all times and further development works will not be undertaken until written approval from the Waste Planning Authority has been obtained.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and Policy DM19 (Development and Pollution) of the WLP Part 2 (2017).

Flood Risk Assessment

40. The Driving Range Building hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (by Odyssey, ref 24-083, February 2025) and follow the mitigation measures it details stating that there will be no raising of ground levels within Flood Zones 2 or 3. All mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

Reason: To ensure that there are no detrimental impacts to flood storage or flood flow routes resulting from this development are created and that adequate drainage of the site is provided in accordance with Policy 11 (Flood risk and prevention) of the

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HMWP Plan (2013) and Policy CP17 (Flooding, Flood Risk and the Water Environment) of the WLP Part 1 JCC (2013).

Landscaping, planting, arboricultural and ecological mitigation measures

41. The Driving Range Building hereby permitted shall be constructed in accordance with all mitigatory measures approved under conditions 6, 8-12 & 14 imposed on the Full Planning Permission granted within this Hybrid application. All mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

Reason: In the interests of nature conservation and the local landscape and to protect local amenity in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 13 (High quality of mineral and waste development) of the HMWP (2013), Policy CP16 (Biodiversity) of the WLP Part 1 JCC (2013), Policies CP13 (High quality design) and CP20 (Heritage and landscape character) of the WLP Part 1 JCC (2013) and Policies DM19 (Development and Pollution) and DM20 (Development and Noise) of the WLP Part 2 (2017).

External lighting details

42. The Driving Range Building hereby permitted shall not be occupied until a scheme for any external lighting and all lighting affecting the use of the Driving Range that is to be installed at the site, including measures to prevent light spillage, has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall include:
- a) a layout plan with beam orientation, and schedule of equipment in the design (lumen type, mounting height, aiming angles and luminaire profiles) and hours of use; and
 - b) demonstration that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Once approved, the lighting scheme shall be installed, maintained and operated in accordance with the approved details throughout the use of the permitted Driving Range Building.

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Reason: To ensure that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, the local environment and neighbouring properties in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and Policy DM19 (Development and Pollution) of the WLP Part 2 (2017).

Completion

43. The Driving Range Building hereby permitted shall be completed not later than two years following the commencement of development works, according with Condition 1 above. Notification of completion should be sent to the Waste Planning Authority not later than 7 calendar days following the completion date.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and in the interests of monitoring and enforcement of the development.

Develop in Accordance with Approved Plans

44. The Driving Range Building hereby permitted shall be carried out strictly in accordance with the application plans and drawings hereby approved: **Site Location Plan (Phase 2) (027-14 P-01 A), Existing Block Plan (027-14 P-02 A), Existing Block Plan Underlay (Phase 2) (027-14 P-02 A), Landscape Master Plan (DDE678L01RevC), Phasing Plan Phase 1 & 2 (1317 PL010RevB), Phase 1 & 2 Topographic Survey (SUR-02 IssueW2), Phase 2 Opportunities & Constraints Diagram (1317 PL003RevF), Proposed Block Plan (PL100E), Indicative Landform Sections Phase 1 & 2 (1317 PL200RevA), Existing Drainage & Services Constraints Plan (24-083-100), Proposed Drainage Layout Plan (24-083-101), Proposed Phased 2 Drainage Layout Plan (24-083-103), Standard Drainage Construction Details (24-083-104), Proposed Phase 2 Sediment Control Plan (24-083-107).**

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

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Note to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations, Environmental Permitting Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
2. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2024), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless

- (a) a Biodiversity Gain Plan has been submitted to the planning authority; and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Hampshire County Council as the Mineral and Waste Planning Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply under Regulation 7 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. These are listed below.

Based on the information available both the Full planning permission and the Outline planning permission are considered to be ones **which will require** the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permissions which have been granted have the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain

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condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

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- 4.2 Development below the de minimis threshold, meaning development which:
- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
- i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

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Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.