

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 15 March 2023

Update Report from Assistant Director of Waste & Environmental Services

Item No: 6

Full planning application for the demolition of existing practice facility and subsequent erection of replacement state-of-the-art practice facility building comprising office, store, shop (with reception), toilets, storage for equipment and golf carts, x2 teaching rooms and x12 practice bays, existing access upgrades, temporary compound area, car parking and drainage improvements with the importation of 281,550m³ of clean inert soils to facilitate safety improvements, reprofiling of practice ground and associated wider course improvements including a temporary southern access to facilitate the creation of ecological, landscape and amenity areas with associated tree planting, wildlife corridor and mounding at Test Valley Golf Club, White Hill Road, Overton RG25 3DS (Application No. 22/00104/CMA Site Ref. BA178)

1) Amendments to the report and clarification:

Appendices

Following the publication of the Regulatory Committee Report on 07 March 2023, it was brought to Officers' attention that **Appendix L** had been omitted. **Appendix M – Temporary Construction Compound Area and Haul Road** should have been **Appendix L**. This has not been corrected so to avoid minimising changes to the report reliant on this Appendix.

For clarification, **Appendix H - Proposed 8th hole layout** also includes a cross-section showing the alterations to the hole's layout and topography.

All documents associated with the planning application can be found on the planning application [webpage](#).

Ecology

Further clarification is provided to paragraphs 215- 220 of the report as follows:

The achievement of a 10% Biodiversity Net Gain (BNG) is not currently mandatory. The proposal does not include a calculation on BNG in line with the DEFRA Biodiversity Net Gain Metric as would be required once it becomes mandatory. However, as already identified, enhancement measures have been included in the proposal including (for example) the provision of higher value habitats and the creation of lowland calcareous grassland (Priority Habitat type) (see **Technical Appendix 4.1 Ecology Technical Notes** for more details). In

relation to proposed condition 7 as set out in **Appendix A** of this report, whilst the scope of the condition has been and remains agreed with the applicant, the applicant's ecological advisor has raised concerns over the insertion of the clause - *(to be informed as necessary by up-to-date survey and assessment and use of the most up to date version of the Defra Metric)* - as it could be interpreted as being contradictory and requiring a BNG requirement beyond what has been identified and requested to date. The applicant is concerned that when the 10% minimum BNG requirement becomes a mandatory requirement (currently scheduled by the UK Government for November 2023), the substantial extra work involved (complete habitat re-mapping, condition assessments, GIS involvement, landscape involvement etc) could yield results that conflict with what could have been approved.

Whilst these concerns are acknowledged, the proposed condition 7 in **Appendix A** is clear that full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment and use of the most up to date version of the Defra Metric). Furthermore, guidance for all Local Planning Authorities on how the requirements for BNG is implemented in relation to recently approved and/or committed developments is expected to be provided simultaneously. Following discussions with the County Ecologist on this matter, no further changes to the condition are proposed by the Waste Planning Authority.

END