
Site Address:	Hayling Island Golf Club, Links Lane, Hayling Island, PO11 0BX		
Proposal:	Construction of a facilities building on the course to provide separate male and female toilets along with a refreshment/shelter area.		
Application No:	APP/17/00275	Expiry Date:	22/05/2017
Applicant:	Mr Buck Hayling Golf Club Ltd		
Agent:	Mr Styles	Case Officer:	David Eaves
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within Hayling Island Golf Club and within a Site of Special Scientific Interest (SSSI). The proposed building would be located within a depression in an area of vegetated sand dunes on a site close to existing fairways and somewhat remote from the Clubhouse and club facilities. The site is central to the golf course and sited approx 120m from Ferry Road.

2 Planning History

Planning history below includes adjacent land.

90/50704/004 - Outline application for two storey clubhouse and car park with access from Ferry Road, WD,10/05/1995
02/50704/020 - Erection of 2m high replacement fence and part enclosure of sand dune at Gunner Point., WD,05/02/2003
02/50704/019 - Erection of replacement fence (approximately 1.4m high) on southern side of Ferry Road., REF,19/03/2002
01/50704/017 - Erection of replacement fence (approximately 1.5m high) on Southern side of Ferry Road., REF,10/07/2001
01/50704/016 - Construct new clubhouse building and associated out building, and extension of existing car park. Demolition of existing clubhouse and existing practice hall., PERM,09/07/2001
00/50704/015 - Erection of new boundary fence (approximately 2m high) along southern side of Ferry Road, REF,05/06/2000
98/50704/011 - Erection of water storage tank for course irrigation on northern boundary of site adjacent to lake, PERM,27/02/1998
98/50704/012 - Replacement green wire mesh fence with barbed wire along part of south boundary including change of use of beach to golf course and replacement green wire mesh fence with barbed wire along part of north boundary, PERM,31/07/1998
98/50704/013 - Replacement Sea Defence Works to Langstone Channel, WD,29/07/1998
98/50704/014 - Shingle replenishment sea defence works to Langstone Channel, TPP,29/07/1999
97/50704/010 - Renewal of temporary permission to retain gabions to combat coastal erosion (see 95/50704/8), WD,13/02/1998
96/50704/009 - Erection of 1.8m high security fence and gates fronting highway, and

associated landscaping, PERM,19/11/1996
 95/50704/007 - Demolish existing mower shed and tractor shed, erect new machine shed and bulk storage bins and extend parking area., PERM,
 91/50704/006 - Infilling between columns to enclose existing terrace,
 PERM,25/06/1991
 03/50704/021 - Erection of 1.8metre high green plastic coated weld mesh fence (plus 3 strands of barbed wire on top) to part enclose sand dune at Gunner Point (Revised application)., PERM,08/05/2003
 04/50704/022 - Erection of two 5 metre high light standards with spherical luminaries with full horizontal light cut off within car park., REF,06/05/2004
 05/50704/023 - Erection of 2No. 4.5m high light standards with spherical luminaries with full horizontal light cut off., REF,22/06/2005
 06/50704/024 - Replacement starters hut., PERM,09/05/2006
 95/50704/008 - The retention of gabions to combat coastal erosion, ,14/12/1995
 APP/17/00138 - Display of 1No. non-illuminated advance entrance sign.,
 WD,27/03/2017
 APP/17/00409 - Display of 1No. free standing non- illuminated advance entrance sign., PERM,08/06/2017

3 Proposal

Construction of a facilities building on the course to provide separate male and female toilets along with a refreshment/shelter area.

4 Policy Considerations

National Planning Policy Framework
 Havant Borough Council Borough Design Guide SPD December 2011
 Havant Borough Council Parking SPD July 2016
 Conservation Regulations 2010
 Wildlife & Countryside Act 1981
 NERC Act (2006),

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS5	(Tourism)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Bin storage/collection should be considered due to remote location.

Coastal Engineering

Response:

Thank you for your consultation on the above application. I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The site is shown to currently lie within the Environment Agency's Flood Zone 1, and as such is considered to be at low risk (<1:1000 year/<0.1% annual probability) of experiencing an extreme tidal flood event. However, it is worth noting that the site is predicted to lie within the Environment Agency's Flood Zone 3 (1:200 year/0.5% annual probability) by the year 2085.

For information, the present day 1:200 year extreme tidal level for Langstone Harbour is 3.3mAODN, increasing to a predicted 4.4mAODN by the year 2115, due to the effects of climate change.

Advice:

The ESCP recommend that where practical, flood resistance and/or resilience measures be utilised in the design and construction of the building. The ESCP would also advise that a Flood Warning and Evacuation Plan be prepared, and for occupants of the building to sign up to the Environment Agency's Floodline Warnings Direct service, to ensure that adequate warning is received prior to an extreme tidal flood event.

Natural England

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

The application is within Sinah Common Site of Special Scientific Interest (SSSI), and is in close proximity to Chichester and Langstone Harbour Special Protection Area (SPA) and Ramsar Site and Solent Maritime Special Area of Conservation (SAC) which is also notified as Langstone Harbour SSSI.

However, given the nature and scale of the proposals, Natural England is satisfied that there is not likely to be any significant harm on the site as a result of the following mitigation measures.

1. Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts of the designated site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further details are included below.
2. Prior to the commencement of the development, a detailed methodology should be submitted setting out the materials to be used in the construction of replacement habitat over the facilities building. Materials should be appropriate to the existing substrates and sourced locally from appropriate sources.
3. Prior to the commencement of development, ecological mitigation, compensation and enhancement plan shall be submitted for approval to the Local Planning Authority. The plan shall include details of all measures (methods, timings) to protect ecological features and measures to compensate and enhance the site post-development. Development shall then proceed in strict accordance with the approved plan.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Further advice on mitigation

The Construction Environment Management Plan (CEMP) should include:

- details of how the building work will be carried out in a sensitive manner, using appropriate substrates.
- the location of storage areas for materials and machinery during construction.
- details of the type of aggregate to be used during the re-surfacing of the track. Natural England recommends the use of Type 1 aggregate.
- the measures required, when the track is being re-surfaced, to ensure all vehicle movements and storage is restricted to the confines of the existing track and will not disperse outside of the road footprint
- measures to ensure no vehicles can access the dune heath during the construction work.
- details of the trenching methodology for the installation of the electricity and water pipes. Natural England recommends rolling the turf back, installing the cables, then replacing the turf.
- the precautionary measures when piping concrete. For example, the chosen route should minimise the impact on the interest features of the site and a protective layer should be placed under the pipe.
- details of walkways to be constructed leading to the facilities block. Routes should be followed with the highest predicted foot-traffic levels to minimise erosion. Consideration should be given to the chemical makeup of the paths to ensure that there will be no impact to the acid soils. Potential options include local shingle, grasscrete or honeycomb rubber matting.
- safeguarding measures to ensure the correct connection of the septic tank.

Crime Prevention -Minor Apps

No comments received

Environment Agency

No comments received

Environmental Health

No adverse comment

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

County Ecologist

The application is accompanied by a Preliminary Ecological Appraisal (CGO Ecology, November 2016) which provides a useful assessment of the site's ecological features. The proposal is situated within Sinah Common SSSI and therefore has potential to result in impacts to the features for which the site is designated. The footprint of the toilet block comprises a small area of gorse scrub with associated dune grassland. The gorse was removed by hand in late 2016, outside the nesting bird season.

Overall, given the scale of the works and the potential for reinstatement of comparable habitat, I would raise no overriding concerns. I note that Natural England have been consulted using their Discretionary Advice Service and have raised no objection, subject to certain conditions.

If you are minded to grant permission, can I suggest that an ecological mitigation,

compensation and enhancement plan is secured by condition.

Prior to the commencement of development activities, ecological mitigation, compensation and enhancement plan shall be submitted for approval to the Local Planning Authority. The plan shall include details of all measures (methods, timings) to protect ecological features and measures to compensate and enhance the site post-development. Development shall then proceed in strict accordance with the approved plan. Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with and with Policy CS 11 of the Havant Borough Core Strategy March 2011.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon SSSI/ecology
- (iv) Drainage

- (i) Principle of development

The application site is situated outside the urban area where new development needs to justify its location. In this case the proposal relates to the provision of facilities for members of the existing Hayling Island Golf Club. The development would improve recreational/sporting facilities for the golf club and can be supported and justifies the proposed development outside the built up area.

- (ii) Impact upon the character and appearance of the area

The site for the proposed building has been carefully chosen to limit its visual impact in the attractive dune landscape of the golf course. The site is backed by tall dunes and located within a depression. The proposal is to shape the dunes over the roof of the building and to clad the building with timber. There is a small terrace area to the front of the building and there would be a limited sitting out area where refreshments could be taken. It is considered that the proposal is well located and designed and

would have a limited and acceptable impact on the character and appearance of the area.

Bin storage should be located within the building and the application states that waste would be transferred daily to the Club House where waste storage facilities including re-cycling are provided.

(iii) Impact upon SSSI/ecology

The site is located within an SSSI. The applicant has carried out consultation at the pre-application stage with Natural England and the proposal has been subject to consultation with Natural England and the County Ecologist during consideration at the planning application stage. The site is located within an SSSI and close to the protected features of Langstone Harbour (see Natural England Consultation above).

Subject to the imposition of planning conditions recommended by the above consultees, it is considered that the proposal would have an acceptable impact on the SSSI providing compensatory habitat over the proposed building by way of the re-modeled dune.

(iv) Drainage

The foul drainage proposed is a package treatment plant. The details of drainage should be secured by condition to ensure that the proposals are acceptable in terms of potential impacts on the SSSI. It is noted that the application submission has included a draft septic tank permit from the Environment Agency.

Given the provision of a 'green roof' it is not considered that the proposals would result in surface water drainage issues and the land is quick draining given its sandy nature.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle as it would improve facilities for members at the golf club which provides opportunities for sport and recreation to members.

The proposal has been designed to minimise impacts on visual amenities and the nature conservation interest of the SSSI. Drainage can be suitably addressed by condition.

Overall the development is therefore considered to be acceptable and planning permission is therefore recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00275

(A) subject to the following conditions

1 The development must be begun not later than three years beginning with the

date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Letter from Hayling Golf Club dated 13th March 2017

Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) dated 9th November 2016

Rural Land Register Map Drawing Number RLR/DRRO009

Site Location Plan Drawing Number HGC/LP/1 Rev A

Site Layout Drawing Number HGC/SL/1 Rev A

Plans, Elevation & Section Drawing Number HGC/PES/1 Rev A

Level Survey (Detail) Drawing Number RS/HIGC/181016

Level Survey Drawing Number RS/HIGC/181016

Construction Access Route Figure 11

Reason: - To ensure provision of a satisfactory development.

- 3 The building hereby permitted shall not be brought into use until plans and particulars specifying the design, layout, depth and capacity of all foul drainage works proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to, approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To safeguard the ecological status of the SSSI and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts to the designated site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further details are included below.

Reason: To ensure that the developments impact on the SSSI are minimised having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Further advice on mitigation

The Construction Environment Management Plan (CEMP) should include:

- details of how the building work will be carried out in a sensitive manner, using appropriate substrates.
- the location of storage areas for materials and machinery during construction.
- details of the type of aggregate to be used during the re-surfacing of the track. Natural England recommends the use of Type 1 aggregate.

- the measures required, when the track is being re-surfaced, to ensure all vehicle movements and storage is restricted to the confines of the existing track and will not disperse outside of the road footprint
- measures to ensure no vehicles can access the dune heath during the construction work.
- details of the trenching methodology for the installation of the electricity and water pipes. Natural England recommends rolling the turf back, installing the cables, then replacing the turf.
- the precautionary measures when piping concrete. For example, the chosen route should minimise the impact on the interest features of the site and a protective layer should be placed under the pipe.
- details of walkways to be constructed leading to the facilities block. Routes should be followed with the highest predicted foot-traffic levels to minimise erosion. Consideration should be given to the chemical makeup of the paths to ensure that there will be no impact to the acid soils. Potential options include local shingle, grasscrete or honeycomb rubber matting.
- safeguarding measures to ensure the correct connection of the septic tank.

- 5 Prior to the commencement of the development, a detailed methodology shall be submitted setting out the materials to be used in the construction of replacement habitat over the facilities building. Materials should be appropriate to the existing substrates and sourced locally from appropriate sources.

Reason: To ensure appropriate mitigation works in the interests of the ecology of the SSSI having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 6 Prior to the commencement of the development hereby approved an ecological mitigation, compensation and enhancement plan shall be submitted for approval to the Local Planning Authority. The plan shall include details of all measures (methods, timings) to protect ecological features and measures to compensate and enhance the site post-development. Development shall then proceed in strict accordance with the approved plan.

Reason: To protect biodiversity having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006) and the National Planning Policy Framework.

- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building including the terrace area have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development hereby permitted shall provide waste storage facilities/bins within the building only.

Reason: To ensure that litter and other waste is suitably managed in the interests of the visual amenities of the area and the nature conservation interests of the SSSI having due regard to policies CS11, CS16, DM8 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.