

DELEGATED OFFICER REPORT

PROPOSAL:	Installation of practice nets.
LOCATION:	Waterlooville Golf Club, Cherry Tree Avenue, Waterlooville, PO8 8AP
REFERENCE NO:	APP/26/00129
APPLICANT:	Mr M Wycherley
APPLICATION TYPE:	Full planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	23/04/2026 (Agreed extension of time until 16/10/2026)
WARD:	Cowplain
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of an expansive golf club site located in Cowplain. The Golf Club is accessed from an access road from Cherry Tree Avenue. The Golf Club is located on the edge of the built-up area of Waterlooville. The site is tree lined and features a main reception building with the majority of the footprint of the site used for golf courses. The site is located on a SINC, and moreover, is partially located outside the built up area, with the main reception building located within the built up area as defined by Policy AL1 of the Havant Borough Local Plan (Allocations) 2014 with the golf courses being located outside this area which is designated by Policy AL2 of the Havant Borough Local Plan (Allocations) 2014.

2. Planning History

22457_4 – Construction of overflow car park – Approved 12th March 1981

22457_6 – Infilling of existing balcony – Approved 8th September 1987

HWU_05264_2 – Additions at Waterlooville Golf Club, Idsworth Road, Cowplain to provide living accommodation – Approved 21st October 1958

HWU_05264_1 – Additions at Waterlooville Golf Club, Idsworth Road, Cowplain to provide living accommodation - Approved 29th August 1958

APP/25/00431 - Application to determine if Prior Approval is required for a proposed installation of 79kW solar PV system to flat and pitched roofs of a non-domestic building – Approved – 07 July 2025

04/506711016 - Single storey extension to west elevation of the existing garage block and the installation of a hipped pitched roof over the whole of the garage block – Approved 31 January 2005

94_50671_7 - Single storey and first floor extensions in incorporating alterations to all elevations – Approved 4th August 1994

91_50671_5 - Single storey and first floor extensions incorporating alterations to all elevations – Approved 9th January 1992

22457_5 - New Professionals Shop replacement, snug bar and secretary's office and internal modification – Approved 7th July 1982

93_50671_6 - Alterations to existing ditch to form pond on 13th fairway – Approved 27th April 1993

89_50671_3 - Extension to existing overflow car park – Approved 14th December 1989

89_50671_2 - Protective 6m high fence along south & south-west boundary of practice area – Approved 10th August 1989

3. Proposal

- 3.1 Installation of practice nets.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework, August 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

F4: Assessing flood risk for decision-making

F7: Ensuring development is safe from flooding

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

DM10 Pollution

DM1 Recreation and Open Space

CS1 Health and Wellbeing

CS21 Developer Requirements

CS15 Flood and Erosion Risk

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. **Statutory and Non Statutory Consultations**

Communities Team – General	No comments received.
Environmental Health	It is noted that no external lighting is proposed. Having reviewed the plans, no adverse noise impacts to residents resulting from use of the practice nets is anticipated due to the distance to the nearest dwellings and the club house providing acoustic screening.
Ecologist	<p>Original comments on 14/04/2026:</p> <p>Whilst the application site is unlikely to be of significant ecological value, I am not convinced that the proposal is exempt from mandatory Biodiversity Net Gain (BNG). From my review of the application documents alongside aerial imagery, the proposal will be affecting an area of existing grassland exceeding 25m² in area and would not therefore meet the de minimis exemption criterion, as claimed on the application form.</p> <p>BNG is mandatory for all planning proposals unless an exemption is demonstrated. I would recommend that the applicant undertakes a BNG assessment using the Statutory or Small Sites Metric in order to provide a BNG baseline and an estimate of the post-development habitat calculation.</p> <p>NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential</p>

	<p>ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.</p> <p><i>Following this comment from the Council's Ecologist the agent was informed and has subsequently provided BNG documentation. The Council's Ecologist was reconsulted and commented as follows:</i></p> <p>Final comment on 12/08/2026</p> <p>Thank you for consulting me on this application, which is now accompanied by some information relating to Biodiversity Net Gain.</p> <p>I have reviewed the submitted Biodiversity Net Gain Statutory Metric (Wessex Ecology/Samuel Horner, 6 July 2026) and the Biodiversity Net Gain Assessment (Wessex Ecology, July 2026). The submitted BNG calculations show a post-development habitat unit gain of 0.02 units (13.14%). This gain will be achieved by offsetting the loss of modified grassland (low distinctiveness, poor condition) with a small number of trees (medium distinctiveness, moderate condition) within an area of retained modified grassland. This is an acceptable outcome for the BNG process.</p> <p>If you are minded to grant permission, can I suggest that the following condition is applied to secure all BNG measures:</p> <p>A Biodiversity Gain Plan shall be prepared in accordance with the Statutory BNG Metric (Wessex Ecology, 6 July 2026) and Biodiversity Net Gain Assessment (Wessex Ecology, July 2026) and must include:</p> <p>(1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;</p>
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	<p>(2) the pre-development biodiversity value of the on-site habitat;</p> <p>(3) the post-development biodiversity value of the on-site habitat;</p> <p>(4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;</p> <p>(5) any biodiversity credits purchased for the development; and</p> <p>(6) any such other matters as the Secretary of State may by regulations specify.</p> <p>The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:</p> <p>(7) a non-technical summary;</p> <p>(8) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</p> <p>(9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</p> <p>(10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and</p> <p>(11) the monitoring methodology and frequency in respect of the created or enhanced habitat.</p> <p>Notice in writing shall be given to the Council when the:</p>
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	<p>(12) HMMP has been implemented; and</p> <p>(13) habitat creation and enhancement works as set out in the HMMP have been completed.</p> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.</p> <p>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.</p> <p>Officer comment: The recommended condition will be added to the decision notice if permission is forthcoming.</p>
Councillor Neil Bowdell	No comments received.
Councillor Andrew Briggs	No comments received.
Councillor David Keast	No comments received.
HBIC	<p>On Site: SINC: Waterloooville Golf Course</p> <p>Officer Comment: See section 7 where this is assessed.</p>

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 25

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		26/03/2026	19/04/2026	Is advertised in the public interest

Number of representations received: 0

Material planning considerations are addressed in Section 7.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties and Environmental Health matters
- (iv) Biodiversity Net Gain (BNG) and Ecology
- (v) Flood Risk
- (vi) Human Rights Act
- (vii) Equalities and Diversities

(i) Principle of development

7.2 The application site is partially located outside of the defined urban area. Within the Urban area, development is considered acceptable in principle subject to development management criteria. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant as part of the site is located outside the defined urban area. Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for minor works to an existing commercial business. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies

(ii) Appropriateness of design and impact on the character of the area

7.3 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, practice nets would not be an out of keeping for a golf club and moreover it would be of a minor scale to the expansive plot.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, the features would be in keeping and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

7.6 The design and appearance of the proposal is deemed appropriate in context to the application site and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties and Environmental Health matters

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the practice nets would be a sufficient separation distance from neighbouring properties and moreover, Environmental Health has considered the proposal to have an acceptable impact upon nearby residential properties.

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG) and Ecology

- 7.10 The Council's Ecologist has been consulted during the application process regarding the need for BNG). The agent has provided during the application process a BNG Metric Calculation and BNG Summary Report. These have been reviewed by the Council's Ecologist, who has commented that the habitats within the site have been assessed appropriately and show an offsetting of the loss of modified grassland (low distinctiveness, poor condition) with a small number of trees (medium distinctiveness, moderate condition) within an area of retained modified grassland. This has been considered an acceptable outcome for the BNG process as the proposal would result in an overall gain of 13.14% in habitat units.
- 7.11 Therefore, subject to BNG being secured through planning conditions, it is considered that the proposal would comply with the BNG legislation and would accord with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2026.
- 7.12 The application site lies within the Waterlooville Golf Course Site of Importance for Nature Conservation (SINC). However, with regards to the minor scale of the proposal, and limited works that would be required to install the scheme, unacceptable impacts towards the SINC are considered as unlikely. In light of this, the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered as acceptable in this regard.

(v) Flood Risk

- 7.13 Due to parts of the application site being located in Flood Zone 2,3 and NaFRA2 Surface Water, a Flood Risk Assessment form was provided as part of the application documents. The Flood Risk Assessment form is considered as acceptable, and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

(vi) Human Rights Act

- 7.14 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vii) Equalities and Diversities

- 7.15 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

- 8.1 This proposal has been assessed against the NPPF dated August 2026 and the development plan. The proposed development is acceptable in principle and appropriate in terms of its design and impact on the character of the area. The proposal would have a limited and acceptable impact on neighbouring properties, and ecology. Accordingly, the application is recommended for approval.

9. **RECOMMENDATION:**

That the **Head of Planning and Growth** be authorised to **Approve with Conditions** for application APP/26/00129

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:

Flood Risk Assessment: Uploaded 12/10/2026

Statutory Biodiversity Metric: Uploaded 24/07/2026

Statutory Biodiversity Metric Condition Assessments - July_2025: Uploaded 24/07/2026

Drawing Number: 6084: WE 6084.1 Waterloooville Golf Club BNG Plan Report: Uploaded 24/07/2026

Drawing Number: CFA FULL 001: Existing and Proposed Plans, Elevations, Location and Block plans: Uploaded 26/02/2026

Email by Chris Flint named: Agent confirmation of no lighting: Uploaded 26/03/2026

Reason: To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO COMMENCEMENT:

4. A Biodiversity Gain Plan shall be prepared in accordance with the Statutory BNG Metric (Wessex Ecology, 6 July 2026) and Biodiversity Net Gain Assessment (Wessex Ecology, July 2026) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
- (2) the pre-development biodiversity value of the on-site habitat;
- (3) the post-development biodiversity value of the on-site habitat;
- (4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;
- (5) any biodiversity credits purchased for the development; and
- (6) any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

5. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:
 - (1) a non-technical summary;
 - (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (5) the monitoring methodology and frequency in respect of the created or enhanced habitat.

Notice in writing shall be given to the Council when the:

- (6) HMMP has been implemented; and
- (7) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Informative:

1. In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.