

Mr Matt Tanner
Waste Deposit Team
Environment Agency
Richard Fairclough House
Latchford, Warrington
WA4 1HT

Planning and Building Service
Beech Hurst
Weyhill Road
Andover, Hants SP10 3AJ
Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Mr Andrew James
E-mail: anjames@testvalley.gov.uk
Our ref: 17/0294/GM
Date: 23rd February 2023

Dear Mr Matt Tanner,

REF: WRP consultation response - Land at White House Field

Firstly, my apologies for the time it has taken to respond to the EA in relation to the WRP application they are processing for the site known as White House Field.

As you are aware the land benefits from an extant planning permission which authorises an **'Extension to golf course providing 5 additional holes together with associated ground works'** – planning ref: TVN.06179/8 (attached – Decision Notice). As part of that permission, it has been confirmed in a topographical survey (see attached ref: 9088), that an import volume of **16,865 m3** would be required (not including existing north bund volume of 3280 m3) in order to deliver the land levels to the heights that accord with the approved plans for TVN.06179/8.

That to one side, Mr Nelson has recently indicated to the Council that he now intends to build a 5 hole self-contained golf course as opposed to an extension to the existing Hampshire Golf Course site. In response we queried the position with the owners of the adjacent Hampshire Golf Club (HGC), and they have confirmed that there are no plans or agreement in place at the present time for them to include, within the golf course, the additional 5 holes as granted permission in 1997.

Officers have, therefore, reviewed the planning position given the stated intention of the landowner to build out a self-contained golf course. As part of this process, we have taken Counsel's advice, as the permission clearly relates to an 'extension' of the existing golf course as opposed to an entirely separate standalone course. Counsel has endorsed our initial view that, should Mr Nelson wish to proceed with construction of a self-contained 5 hole course, planning permission would need to be sought from the Council for such development because the current planning permission authorises only an extension, not a free-standing facility unrelated to HGC.

Of course it remains open to Mr Nelson to complete the development in accordance with planning permission ref: TVN.06179/8 but in our opinion the development must be developed as an extension to the adjacent HGC course and naturally the expectation is that the works

would be undertaken in full compliance with the associated planning conditions, drawings and other details that form part of that planning approval.

Finally, there is an extant Enforcement Notice (see attached 'Enforcement Notice' and associated 'MJ Rees plan 8918') on the land which Mr Nelson has not complied with, to the knowledge of the Council, and as such it remains an unresolved matter. Our understanding at the time the notice was issued was that the works being carried out were in connection with the building of the extension to the neighbouring course, hence the requirements of the notice relate to compliance with the terms of the permission. We further believe that construction of the approved development has not significantly progressed since the time the Enforcement Notice was upheld at appeal. The Council will need to consider its position in relation to the Enforcement Notice.

I trust the above clearly sets out the Council's understanding of the planning position, but should you have any questions then please do let me know. We will shortly be informing Mr Nelson of our view. He may have a different opinion as to the planning status of the site and proposed works to form 5 holes on the land. If this is the case, we will need to consider any information he wants to provide, and we will review our position as necessary.

Yours sincerely,

Mr Andrew James
Planning Enforcement Manager
for Head of Planning & Building Service