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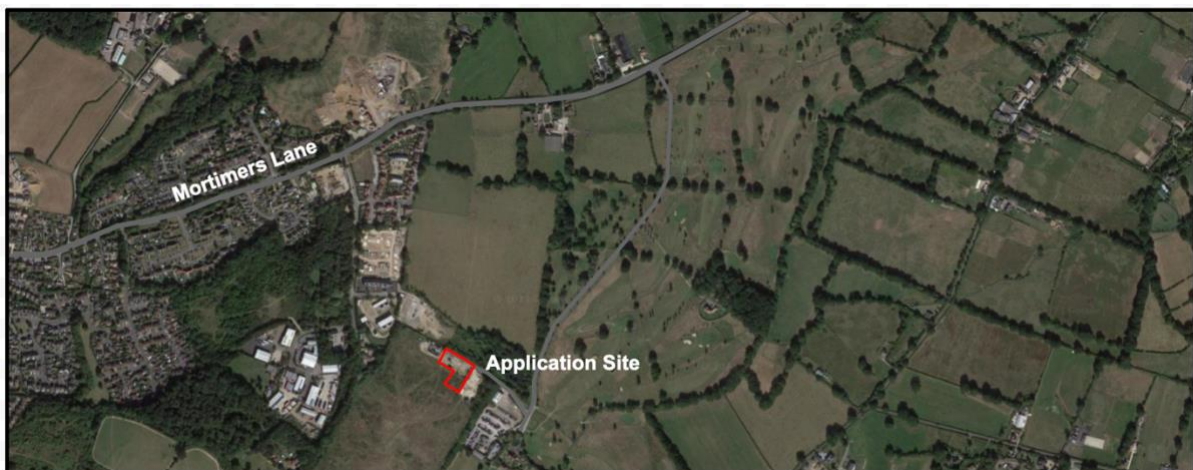
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Proposed Class E / B2 or B8 Use

Land at East Horton Golf Course, Mortimers Lane, Fair Oak

Introduction

This Highway Technical Note has been commissioned by East Horton Golf Club in support of a planning application submission to Eastleigh Borough Council for the erection of approximately 350sqm of Class E, B2 or B8 use. The location of the application site is shown below.



East Horton Golf Course is located on the southern side of Mortimers Lane which is classified as the B3037 and which links the B2177 at Lower Upham to the east, with the B3354 at Fair Oak to the west. Mortimers lane at this point has a wide two-lane carriageway with wide grass verges on each side. The road does not benefit from street lighting or pedestrian footways and is subject to The National Speed Limit.

Access to the Golf Course is served by a wide bell mouth junction and a ghost island right turn lane. A review of the Hampshire Constabulary Personal Injury Accident database has shown that in the last 5 years, there have been no recorded incidents resulting in injury at the junction of the Golf Club with Mortimers Lane, which would suggest that the junction is operating in a safe and efficient manner.

The Golf Club consists of 2 eighteen-hole golf courses together with a 9-hole Par 3 course. It also caters for weddings and parties together with meetings and conferences. This is all served by a large carpark set well within the site.

Proposed Development

This developments seeks to provide a detached building to the west of the existing car park within a large area of existing concrete hardstanding, that will accommodate a Class E / B2 or B8 use, together with 4 aggregate bays. The Commercial building will be primarily used by the Club for Golf purposes, although the Club seeks the flexibility of leasing some or all of the building for commercial rent, should the need arise.

Traffic Impact

Although traffic associated with the majority of the building is already linked to uses at the Club, it is recognised that should it be leased to a third part at any time in the future, it could result in an increase in traffic through the Mortimers Lane junction.

Given the above, in order to assess the likely impact that the building could have, the TRICS database v 7.10.3 has been interrogated. In order to select suitable comparable sites, the following criteria has been employed.

- Land Use – Employment – Business Park
- Floor Area – 1145 to 1642sqm
- Date Range – 01/01/15 to 28/06/22
- Location – Edge of Town, Neighbourhood Centre

Using the criteria above, 4 suitable sites were selected, and the table below gives the TRICS trip rates and likely traffic impact based on 350sqm of development.

TRICS Trip Rate for Employment - Business Park			
	Arrivals	Departures	Two-way Total
AM Peak Hour	1.671	0.216	1.887
PM Peak Hour	0.234	1.311	1.545
Daily Traffic	7.204	7.203	14.407
Vehicle Trip Generation Based on 350sqm			
AM Peak Hour	5.85 (6)	0.78 (1)	7
PM Peak Hour	0.82 (1)	4.56 (5)	6
Daily Traffic	25.21 (25)	25.21 (25)	50

From the above it can be seen that should the building be leased for commercial purposes, it is likely to generate around 7 trips in the AM peak, 6 in the PM peak and a daily total of some 50 two-way vehicle movements. Such a level of traffic is not considered to have any material impact on the highway network.

The TRICS data is included as [Appendix 1](#) to this Note.

Parking and Servicing

The EBC Parking Standards Supplementary Planning Document Draft for Consultation document dated July 2023 suggests that a Class E Office use would require 1 parking space per 35sq, which in this case would result in the requirement for 10 spaces.

The proposed scheme does not include any formal parking spaces as it is likely that the use associated with the Golf Club would not generate any additional staff, therefore no additional parking would be required.

If in the event that some or all of the building was leased on a third-party commercial basis, there is adequate space within the existing concrete hardstanding to accommodate any parking demand generated. In any event, the site is located so far from the public highway that no overspill parking is likely to occur.

Included within the scheme are 4 aggregate bins to store stone, sand etc associated with the maintenance of the Golf Course.

Drawing numbered NJC-001 is included as [Appendix 2](#) to this Note which shows the ability of a large tipper lorry entering the compound, reversing up to the aggregate bins where they will tip their load, then leaving in forward gear.

Summary and Conclusion

This Highway Technical Note has been commissioned to support a planning application for a Class E / B2 or B8 use at East Horton Golf Course, Mortimers Lane.

If permitted, the development has the potential to result in a minor increase in traffic, which is not considered to be material in this case.

Adequate space for any future parking demand is available without the requirement for any increase in hard-standing area.

The site make adequate provision for the turning requirements of a large tipper lorry, delivering aggregates and other materials, for use in the maintenance of the course.

The development is therefore considered to be acceptable from a highway point of view.

Nick Culhane November 2023

Appendix 1

TRICS Data

Calculation Reference: AUDIT-405201-231206-1212

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
Category : B - BUSINESS PARK
TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	DV DEVON	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
10	WALES	
	CF CARDIFF	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
Actual Range: 1145 to 1642 (units: sqm)
Range Selected by User: 1145 to 1642 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/15 to 28/06/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:
Monday 1 days
Tuesday 1 days
Wednesday 1 days
Thursday 1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:
Manual count 4 days
Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:
Edge of Town 2
Neighbourhood Centre (PPS6 Local Centre) 2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:
Commercial Zone 1
Village 2
No Sub Category 1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:
Servicing vehicles Included 1 days - Selected
Servicing vehicles Excluded 3 days - Selected

Secondary Filtering selection:

Use Class:
Not Known 4 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Filter by Site Operations Breakdown:
All Surveys Included

Population within 500m Range:
All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	2 days
5,001 to 10,000	1 days
15,001 to 20,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	1 days
125,001 to 250,000	2 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	2 days
1.1 to 1.5	1 days
1.6 to 2.0	1 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	4 days
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This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	4 days
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This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

The 'browse and select' feature in TRICS was used to choose the sites to be included in this selected set. The TRICS user browsed the full list of sites for this land use category and selected directly from this list.

1	CF-02-B-06	BUSINESS PARK	CARDIFF
	MALHOUSE AVENUE		
	CARDIFF		
	PONTPRENNAU		
	Edge of Town		
	No Sub Category		
	Total Gross floor area:	1642 sqm	
	Survey date: MONDAY	12/03/18	Survey Type: MANUAL
2	DV-02-B-01	BUSINESS PARK	DEVON
	MANATON CLOSE		
	EXETER		
	MATFORD BUSINESS PARK		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	1500 sqm	
	Survey date: WEDNESDAY	05/07/17	Survey Type: MANUAL
3	LE-02-B-02	BUSINESS PARK	LEICESTERSHIRE
	DESFORD LANE		
	NEAR LEICESTER		
	RATBY		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total Gross floor area:	1145 sqm	
	Survey date: TUESDAY	28/06/22	Survey Type: MANUAL
4	NY-02-B-01	BUSINESS PARK	NORTH YORKSHIRE
	SCRIFTAN LANE		
	WETHERBY		
	KIRK DEIGHTON		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total Gross floor area:	1281 sqm	
	Survey date: THURSDAY	15/09/16	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 02 - EMPLOYMENT/B - BUSINESS PARK

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	4	1392	0.180	4	1392	0.054	4	1392	0.234
07:30 - 08:00	4	1392	0.251	4	1392	0.054	4	1392	0.305
08:00 - 08:30	4	1392	0.665	4	1392	0.090	4	1392	0.755
08:30 - 09:00	4	1392	1.006	4	1392	0.126	4	1392	1.132
09:00 - 09:30	4	1392	0.665	4	1392	0.287	4	1392	0.952
09:30 - 10:00	4	1392	0.449	4	1392	0.180	4	1392	0.629
10:00 - 10:30	4	1392	0.395	4	1392	0.144	4	1392	0.539
10:30 - 11:00	4	1392	0.359	4	1392	0.216	4	1392	0.575
11:00 - 11:30	4	1392	0.251	4	1392	0.251	4	1392	0.502
11:30 - 12:00	4	1392	0.359	4	1392	0.233	4	1392	0.592
12:00 - 12:30	4	1392	0.144	4	1392	0.341	4	1392	0.485
12:30 - 13:00	4	1392	0.377	4	1392	0.287	4	1392	0.664
13:00 - 13:30	4	1392	0.251	4	1392	0.180	4	1392	0.431
13:30 - 14:00	4	1392	0.180	4	1392	0.216	4	1392	0.396
14:00 - 14:30	4	1392	0.323	4	1392	0.287	4	1392	0.610
14:30 - 15:00	4	1392	0.305	4	1392	0.557	4	1392	0.862
15:00 - 15:30	4	1392	0.216	4	1392	0.251	4	1392	0.467
15:30 - 16:00	4	1392	0.216	4	1392	0.521	4	1392	0.737
16:00 - 16:30	4	1392	0.144	4	1392	0.575	4	1392	0.719
16:30 - 17:00	4	1392	0.144	4	1392	0.682	4	1392	0.826
17:00 - 17:30	4	1392	0.144	4	1392	0.970	4	1392	1.114
17:30 - 18:00	4	1392	0.090	4	1392	0.341	4	1392	0.431
18:00 - 18:30	4	1392	0.036	4	1392	0.180	4	1392	0.216
18:30 - 19:00	4	1392	0.054	4	1392	0.180	4	1392	0.234
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			7.204			7.203			14.407

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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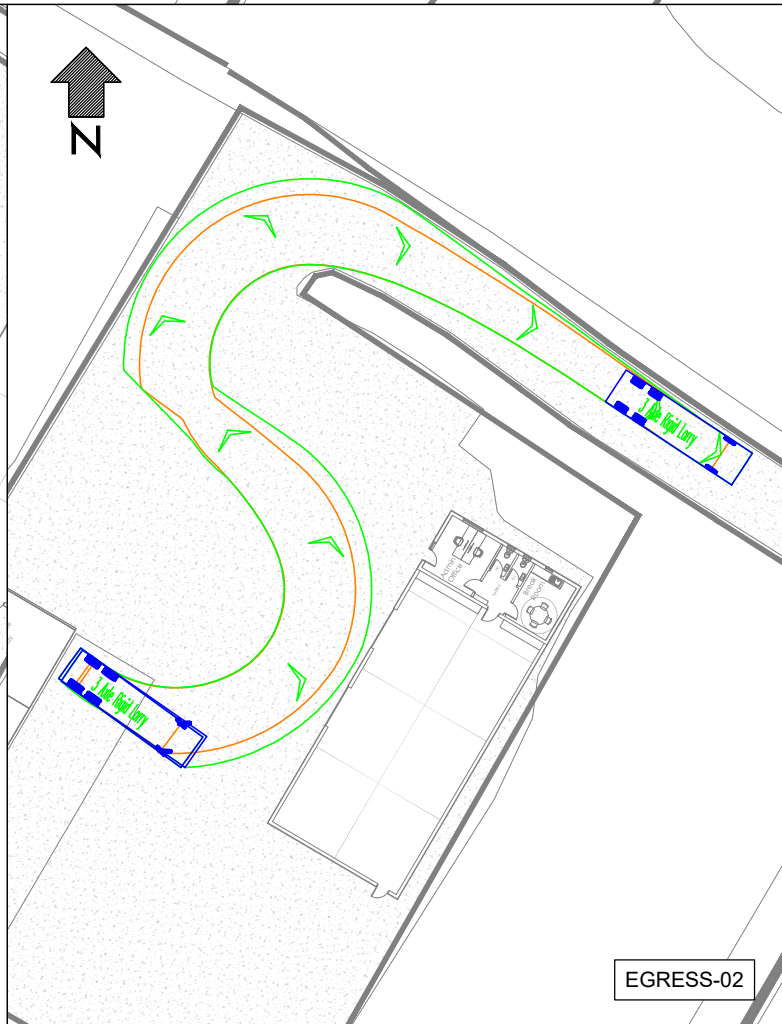
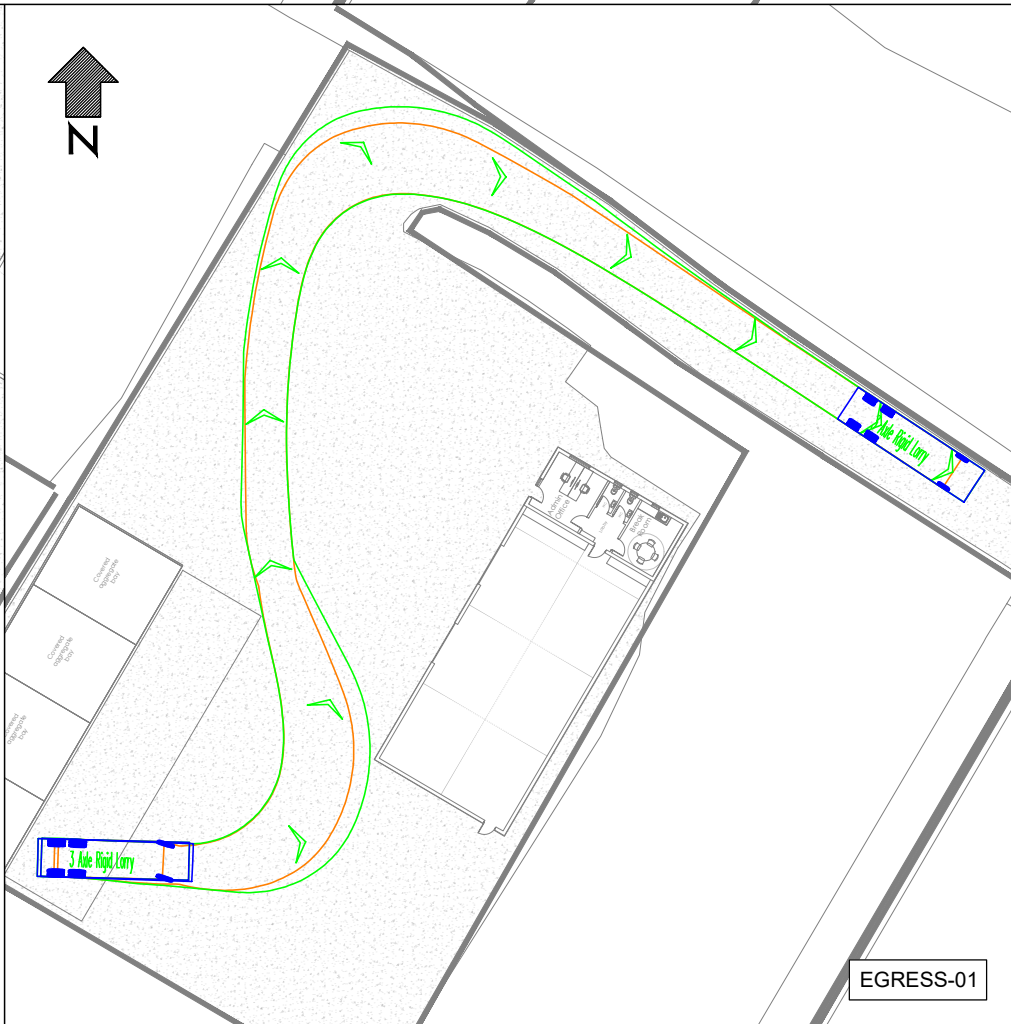
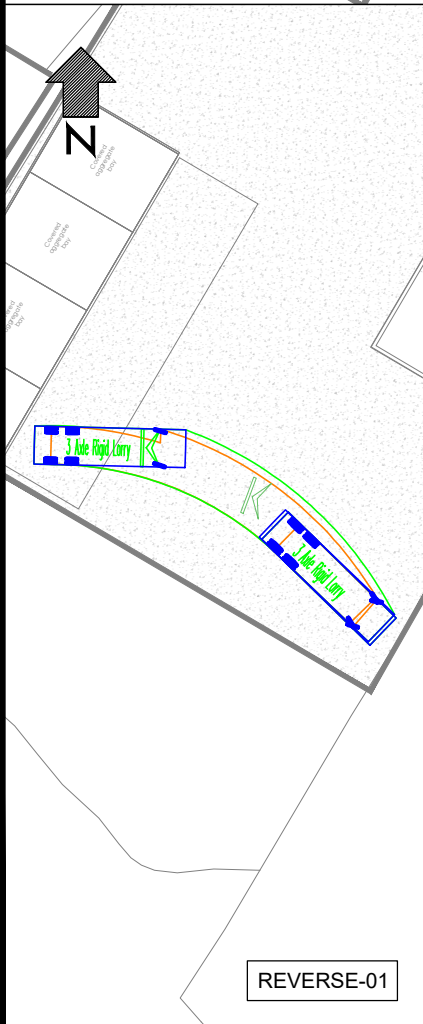
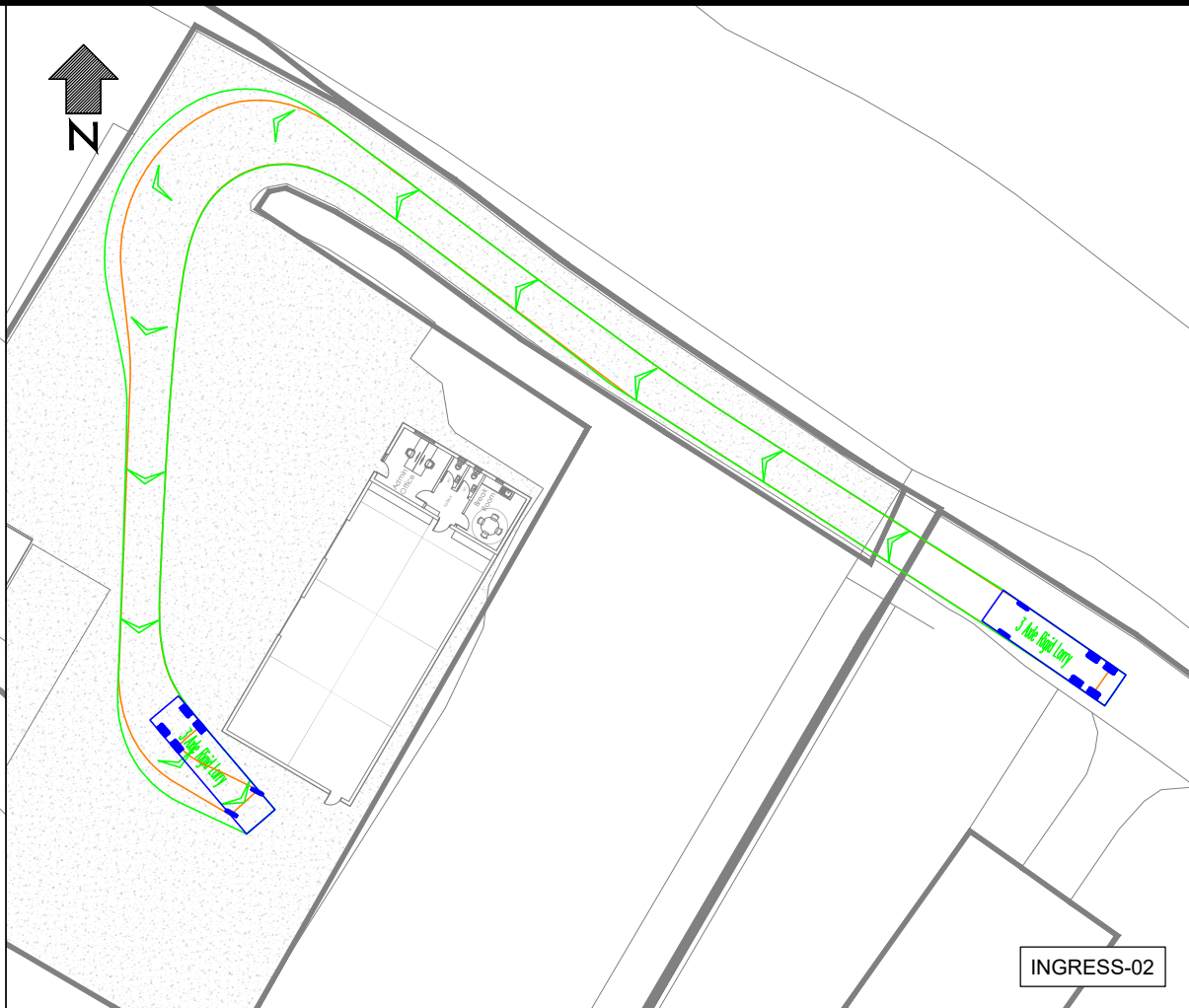
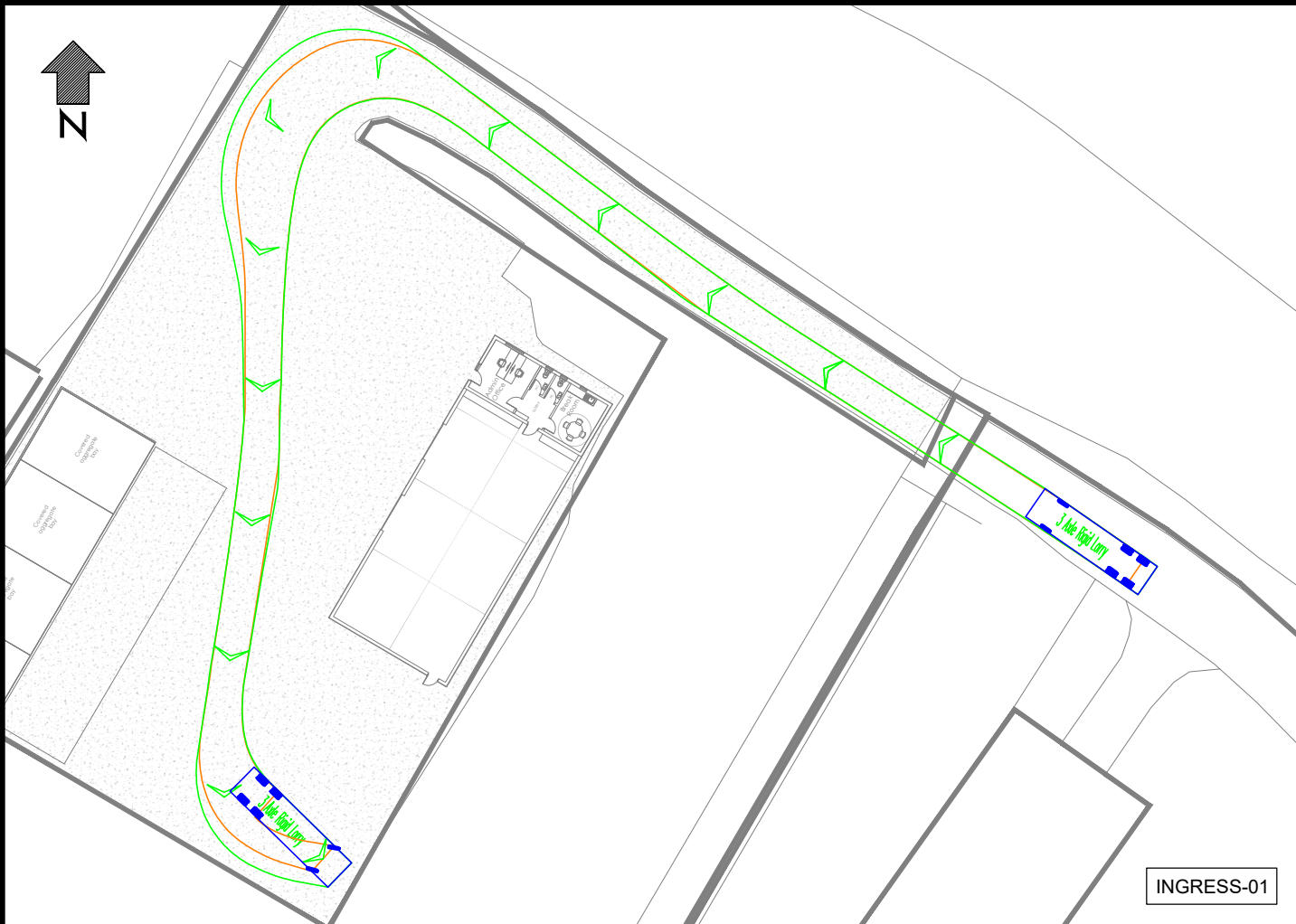
Parameter summary

Trip rate parameter range selected:	1145 - 1642 (units: sqm)
Survey date range:	01/01/15 - 28/06/22
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Appendix 2

Swept Path Tracking – Large Tipper Lorry



VEHICLE DETAILS:

Green line shows body
Orange line shows axle/wheels

3 AXLE RIGID LORRY	
Overall Length	10.000m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	12.000m

Design speed 5kph for all Forward movements
Design speed 2.5kph for all Reverse movements

Client

Nick Culhane
Highway Consultant

Project

DEVELOPMENT AT
EAST HORTON GOLF CLUB

Drawing Title

SWEPT PATH TRACKING

Drawing Status

FOR INFORMATION

Date	Scale	Size
DEC 2023	1:250	A1

Drawing No.	Rev
NJC-001	-