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Enquiries To Matt Grantham

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Your reference F/23/96573

Date 22 February 2024

Email eastleighdc@hants.gov.uk

Dear Ms Sharpe,

Boundary Lakes Golf Club, Moorhill Road, Eastleigh, SO30 3XH

Erection of golf course clubhouse and ancillary facilities, car parking area, together with internal access roads, landscaping, and SuDs

In regard to application F/23/96573, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

The application is essentially a refresh of approved application F/20/88655, and it utilises the approved access into the site from the A27 Moorhill Road. It is however noted that internal amendments have been made.

Whilst not being put forward for adoption, the internal layout has therefore been reviewed and again is acceptable. Updates to the layout include:

- A widening of the access road, via the formation of a 'layby' to assist the internal passing movements of a refuse vehicle and standard car;
- A change in layout of the internal car park which increases parking availability from 60 to 84 vehicle parking spaces; and
- The introduction of a dedicated service bay / turning head to the north east of the built structure.

Additionally, whilst the site is to be gated outside of opening hours, it can be confirmed that these are set back into site an appropriate distance from the highway edge and as such will not cause obstruction on the highway as gates are opened or closed.

Director of Hampshire 2050
Garry Westbrook

CONDITIONS:

1. It is understood that for cricket and other Utilita Bowl events, conditions have been applied as to how often the A27 Moorhill Road access can be utilised in any one year. Whilst this condition will need to be amended to allow for golf course users (should a permission be forthcoming) wider restrictions should be retained for the Utilita Bowl use through a suitably worded and updated condition if possible.

Reason - In the interests of highway safety.

2. CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of on-site wheel washing facilities, and methods for ensuring the highway is kept clear of mud and debris should wheel washers fail (i.e. use of mechanical road sweepers).

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

3. ACCESS AND EGRESS MOVEMENTS

Movements in and out of site should be retained as left and right turn in, and left turn out only at all times. The applicant should monitor the situation, and provide remedial measures should these movements not be adhered to.

Reason - In the interests of highway safety.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook