

Planning Department

Hampshire County Council

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Date: 27th of May 2025

Dear Sir or Madam,

RE: East Horton Golf Centre – Planning Application

The application now submitted to Hampshire County Council is a partial resubmission of application F/25/9907 made to Eastleigh Borough Council and Winchester City Council. That application (F/25/99007) was initially submitted as a two-phase application crossing the boundaries of two Planning Authorities. It has subsequently been amended so that Phase 1 only - which is entirely within the boundaries of Eastleigh Borough Council – is determined as a standalone application. The application now submitted to Hampshire County Council is for Phase 2 of the proposed works only.

As the application was intended and prepared as a single application for two phases of work, most application documents still reference both Phases 1 and 2. Given the request by Hampshire County Council during the determination period to consider the application as a Waste application, the applicants are simply submitting the same information again to Hampshire Council. We consider that information relating to Phase 1 is relevant to the proposals even though Phase 1 does not form part of this application. Phase 1 permits/ will permit closure of the existing Driving Range and this application for Phase 2 seeks permission to create a new Driving Range to replace that lost by the Phase 1 works.

However, we have amended the Location Plan, and Block Plans to reflect the new boundary. We have also updated the Biodiversity Net Gain calculations and metric to reflect the Phase 2 area only, demonstrating that this exceeds the 10% Biodiversity Net Gain requirement on a standalone basis. Otherwise, we have not amended application drawings and reports to reflect Phase 1 only and request that references to Phase 2 be disregarded as outside the scope of the application. The application will be made up of the following documents, all of which were submitted with the original application except as highlighted – highlighted elements are new or amended:

Gillings Planning, Design & Access Statement Feb-25		
Site Location Plan PL001 D		(Appended)
Existing Block Plan 027-14 P-02 A	05/05/2025	(Appended)
Existing Block Plan NO UNDERLAY 027-14 P-02 A	05/05/2025	(Appended)
Existing Site Photomontage		
Existing Site Photomontage (Additional Views as requested by Landscape Officer)		
Topographical Survey (No Underlay)	SUR-02-W2	
Topographical Survey (With Underlay)	SUR-02-W2	
Extended Phase 1 Ecological Assessment and Phase 2 Surveys Report 20250213 Final		
Biodiversity Net Gain Metric & Habitat Maps	updated	(Appended)
Archaeological Desk Based Assessment		
Proposed Block Plan - whole site (1317 PL100E)		(Appended)
Contaminated Land Desk Top Study - Phase 1 (GWPR5988)		

Construction Environmental Management Plan
Construction Noise and Vibration Assessment
Flood Risk Assessment
Proposed Drainage Layout - whole scheme (24-083-101)
Drainage Construction Details (24-083-104)
Proposed and Existing Land Form Sections - Whole Site (1317 PL003F rev A)
Opportunities and Constraints - Phase 1 (1317 PL002F)
Proposed Landscape Masterplan (DD678)
Landscape and Visual Impact Assessment - Report 1 of 2 (DD678)
Landscape and Visual Impact Assessment - Viewpoints (1 of 4) (DD678_)
Landscape and Visual Impact Assessment - Viewpoints 2 of 4 (DD678)
Landscape and Visual Impact Assessment (Viewpoints 4 of 4) (DD678)
Landscape and Visual Impact Appraisal - Appendix 1 (Glossary) (DD678_)
Landscape and Visual Impact Assessment (Appendix 2 Methodology) (DD678)
Landscape and Visual Impact Appraisal - Appendix 3 (Landscape Masterplan - whole site) (DD678L01RevC)
Landscape and Visual Impact Assessment - Appendix 5 Wireframes
Existing Drainage and Services Constraints Plan - Whole Site (24-083-100)
Proposed Sediment Control Plan - Phase 1 (24-083-106)
Contaminated Land Desk Top Study - Phase 1
Proposed Drainage Layout - Phase 1 (24-083-102)
Transport Statement
Tree Constraints Plan - Phase 1 (MB240602-01-01 rev A)
Arboricultural Impact Assessment

This application is now submitted as a Waste application as it may make use of waste materials, specifically inert soils arising as construction waste from excavations. Moreover, the tonnage of soils to be used exceeds 100,000 tonnes. For the avoidance of doubt and as stated in the CEMP submitted with the application it is intended that the works will be carried out in accordance with the CL:AIRE Definition of Waste - Code of Practice.

It is the intention of the applicants that all aspects of the application are considered as a Full Application with the exception of the proposed Driving Range Building which would be in Outline with the Design and Appearance of the Building as the only Reserved Matter.

Please do not hesitate to contact us should you have any queries or wish to discuss.

Yours sincerely,

Lloyd Exley | Director