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Planning Application F/23/94668

**Construction of 5no. General Industrial Buildings (Use Class B2) Containing 15 Separate Units, Including Landscaping, Parking and Associated Works
Land East of Knowle Lane, Fair Oak, SO50 7DZ**

This Highway Technical Note has been produced in support of the above planning application. Eastleigh Borough Council as Local Planning Authority (LPA) consulted Hampshire County Council as Local Highway Authority (LHA) who provided a final consultation response on 13th June 2023 raising no highway objections.

As part of their formal response, the LHA required a Commercial Vehicle Access Plan to be submitted. The requirement said:

COMMERCIAL VEHICLE ACCESS PLAN

Prior to occupation of the site, a Commercial Vehicle Access Plan must be submitted to and be approved in writing by the Planning Authority, in conjunction with HCC as Highway Authority. The plan must include:

- An HGV and commercial vehicle routeing plan in and out of the site;
- Agreement that HGVs and commercial vehicles will not access the site from the southern end of Knowle Lane; and
- Agreement that HGVs and commercial vehicles will not egress the site in the direction of the southern end of Knowle Lane.

Reason – In the interests of highway safety and the amenity of residents to the south of the site on Knowle Lane.

This Note therefore addresses that request.

The site is located to the west of Knowle Lane and is accessed through the existing established East Horton Business Park. Some 400m to the north of the site is Mortimers Lane, which links the B3335 Botley Road to the west and B2177 Winchester Road to the east. To the south Knowle Lane forms a junction with the B3335 Botley Road some 1600m from the application site access. This section of the road is more rural in character and does not benefit from street lighting or pedestrian footways in places. Traffic signs are in place at this junction that restricts HGVs to a maximum weight of 7.5 Tonnes, except for access. It is therefore logical to route all HGV traffic to and from the site in the northern direction to Mortimers Lane.

Lorry Routeing

The site will comprise of 15 small scale B2 units which are not anticipated to generate a great deal of HGV traffic and as stated within the submitted Transport Statement, it is likely that the most frequent commercial vehicles will be no heavier than 7.5 Tonnes.

The Occupiers of the 15 units will be required to sign Agreements and each Agreement will include the following map extract showing the required direction of any HGVs accessing or egressing the site.



The Agreements will stipulate that Occupiers own HGVs will be required to travel to and from the site via Mortimers Lane to the North. In addition, the Tenants will be required to instruct any supplier or delivery company that all HGV deliveries and collections shall be made from the north, via Mortimers Lane.

To reinforce this requirement, a suitable sign (example given) will be erected at the site access notifying drivers exiting that there should be no left turns for HGV traffic.

Monitoring and Enforcement

It is anticipated that the routeing arrangements will be self-enforcing, however the site will be managed by a Management Company and routine monitoring of HGV deliveries and collections will be undertaken. Should it be found that breaches of the routeing arrangements are taking place, the Management Company will formally write to the Occupant concerned notifying that they are in breach of the Agreement.

Given the above suggested measures to control the routeing of HGV traffic to and from the site, it is considered that such measures adequately address Planning Policy DM13 of the Eastleigh Borough Local Plan (2016 – 2036) and satisfy the requirements of the LHA.

Nick Culhane June 2023