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Planning Application F/23/95507

Replacement Entrance Gate, Hardstanding and Frontage Fence (Retrospective)
Willow Bee, Allington Lane, Eastleigh, SO30 3HP

Introduction

This Highway Technical Note has been produced in support of the above planning application, for retrospective consent for a replacement entrance gate at Willow Bee, Allington Lane.

Allington Lane is a classified public highway with the identification number C194. At the point of the replacement entrance gate the road is rural in character having no pedestrian footways and no street lighting. The road is also subject to a 40mph speed limit at this point.

Historically the site was served by a narrow simple verge crossing where visibility was limited, and a gate set at the back of the verge resulted in vehicles having to wait within the carriageway whilst the gate was opened and closed. This current application seeks retrospective consent for works undertaken which include the widening of the access, a set of brick piers and high gates set back from the edge of the highway. This is demonstrated below.



Eastleigh Borough Council as Local Planning Authority (LPA) have consulted Hampshire County Council as Local Highway Authority who when considering the proposals have said:

“The new access design allows for a set-back holding space into site prior to the gates, which allows for a vehicle to wait off the highway whilst the gates are opened.

This is an improvement on the historical gated access which directly abutted the highway and meant a vehicle had to obstructively wait for the gates to be opened.

In terms of visibility, whilst no plan has been submitted to demonstrate whether or not visibility splays can be accorded to in line with current standards, which typically for a 40mph speed restricted road would be a minimum of 2.4m x 120.0m, following a site visit it does appear that there may be a shortfall.

However, in consideration with the historical access, the use of which could continue should planning for the new access be refused, and which also appears to be below standards in terms of visibility, the benefits of the new access outweigh the benefits of the retention of use of the old from a highway perspective.

It is however requested that an updated drawing is provided by the applicant which clearly shows the maximum visibility splays achievable both left and right to the nearside kerb, and that a condition is placed upon this drawing to ensure that the visibility envelope is kept clear of any vertical obstruction (landscaping / bushes / trees) above the height of 0.6m in the future."

Access and Visibility

Whilst the road is subject to a 40mph speed limit, in order to assess whether traffic speeds are less than the posted limit, a 7-day automatic traffic speed and volume survey was undertaken and the table below gives a summary of speeds and volumes, whilst the data is included as [Appendix 1](#) to this Note.

Allington Lane 7-Day Traffic Speed and Volume Survey				
Traffic Volumes			Traffic Speeds	
Southbound	Northbound	Combined	Southbound	Northbound
4032	3826	78858	36.7mph	39.3mph

Based on the outcome of the HCC Sight Stopping Distance Calculator, visibility Y distances of 79.0m would be required to the south and 74.0m to the north. Clearly however these are not available, given the existing vegetation within the highway verge and the alignment of the road.

In order to ascertain what splays are available, drawing numbered NJC-001 is included as [Appendix 2](#) to this Note. This shows the replacement access together with visibility splays of 2.0m by 40.0m when measured to an off set of 300mm into the running carriageway edge.

Whilst it is acknowledged that such splays fall short of the desirable splays based on the HCC sight stopping distance calculator, the LHA have recognised that such splays are an improvement over the previous situation and that the hardstanding at the front of the site is a genuine improvement, as it allows vehicles to stand clear of the highway rather than have vehicles stood in Allington Lane, on a bend where forward visibility was limited.

Summary and Conclusion

This Highway Technical Note has been produced in support of a proposal for a replacement entrance gate at Willow Bee, Allington Lane.

The proposal includes a hard standing at the front of the site which allows vehicles to stand clear of the highway whilst the gates are being opened and closed.

Whilst it is recognised that the available visibility splays do fall short of those desired by the LHA the proposal is seen as an improvement over the existing situation.

Any consent granted can include a suitably worded condition that requires the splays to be kept clear of all obstructions over 600mm above carriageway level in perpetuity.

It is therefore considered that this proposal can now be supported by the Highway Authority.

Nick Culhane September 2023

Appendix 1

Traffic Survey Data

Allington Lane Traffic Survey Results

OnPoint Traffic Surveys Ltd Speed Report

Report Id - CustomList-503

Site Name - NICWIL01

Description - ALLINGTON LANE - SOUTH OF HOGWOOD LANE

Direction - North

Virtual Week (1)

Time [--]	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 70	Vbin 70 80	Vbin 80 90	Vbin 90 100	Mean	Vpp 85	SD
Mon	3794	0	3	33	36	77	394	1294	1483	393	60	17	4	0	0	0	0	34.8	39.5	5.5
Tue	4049	0	0	27	45	88	394	1569	1489	346	72	16	2	1	0	0	0	34.5	39	5.3
Wed	3783	0	1	9	45	96	459	1515	1322	272	52	7	4	0	0	1	0	34.2	38.5	5.1
Thu	3914	0	1	21	31	79	392	1434	1539	355	48	11	2	1	0	0	0	34.7	39.1	5
Fri	4045	0	7	19	38	80	388	1388	1600	434	68	14	6	2	1	0	0	35	39.6	5.4
JSat	3425	0	0	7	26	52	263	1117	1404	417	107	23	6	2	1	0	0	35.8	40.2	5.3
JSun	3777	0	2	12	68	69	418	1548	1319	286	38	9	4	2	2	0	0	34.2	38.6	5.2
--	26787	0	14	128	289	541	2708	9865	10156	2503	445	97	28	8	4	1	0	34.7	39.3	5.3

OnPoint Traffic Surveys Ltd Classification Report

Report Id - CustomList-502

Site Name - NICWIL01

Description - ALLINGTON LANE - SOUTH OF HOGWOOD LANE

Direction - North

Virtual Week (1)

Time [--]	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Mean	Vpp 85	SD
Mon	3794	37	3422	16	300	4	8	3	3	1	0	34.8	39.5	5.5
Tue	4049	32	3689	17	284	4	15	2	6	0	0	34.5	39	5.3
Wed	3783	35	3437	10	276	7	14	2	1	0	1	34.2	38.5	5.1
Thu	3914	30	3580	15	278	5	4	0	2	0	0	34.7	39.1	5
Fri	4045	46	3682	16	290	1	4	4	2	0	0	35	39.6	5.4
JSat	3425	69	3209	17	128	1	1	0	0	0	0	35.8	40.2	5.3
JSun	3777	23	3607	19	126	1	1	0	0	0	0	34.2	38.6	5.2
--	26787	272	24626	110	1682	23	47	11	14	1	1	34.7	39.3	5.3

OnPoint Traffic Surveys Ltd Speed Report

Report Id - CustomList-503

Site Name - NICWIL01

Description - ALLINGTON LANE - SOUTH OF HOGWOOD LANE

Direction - South

Virtual Week (1)

Time [--]	Total	Vbin 0 5	Vbin 5 10	Vbin 10 15	Vbin 15 20	Vbin 20 25	Vbin 25 30	Vbin 30 35	Vbin 35 40	Vbin 40 45	Vbin 45 50	Vbin 50 55	Vbin 55 60	Vbin 60 70	Vbin 70 80	Vbin 80 90	Vbin 90 100	Mean	Vpp 85	SD	
Mon	3998	0	4	51	43	112	585	1782	1191	183	36	8	3	0	0	0	0	33.2	37.6	5.2	
Tue	4505	0	11	49	43	138	773	2127	1148	192	20	1	2	1	0	0	0	32.7	37.1	5.1	
Wed	3977	0	2	27	24	104	700	1938	1011	150	16	3	0	1	0	1	0	32.9	37.2	4.7	
Thu	4279	1	7	42	57	83	623	2078	1183	171	27	2	3	2	0	0	0	33.1	37.2	4.9	
Fri	4344	0	3	31	39	96	539	1936	1360	267	47	18	8	0	0	0	0	33.8	38.1	5.1	
JSat	3458	0	1	7	34	41	301	1507	1249	254	47	11	3	1	1	1	0	34.6	38.6	4.7	
JSun	3664	0	1	21	74	141	744	1673	824	151	24	7	3	1	0	0	0	32.4	37	5.2	
--	28225	1	29	228	314	715	4265	13041	7966	1368	217	50	22	6	1	2	0	33.2	37.6	5	

OnPoint Traffic Surveys Ltd Classification Report

Report Id - CustomList-502

Site Name - NICWIL01

Description - ALLINGTON LANE - SOUTH OF HOGWOOD LANE

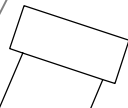
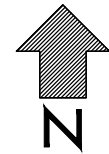
Direction - South

Virtual Week (1)

Time [--]	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Mean	Vpp 85	SD	
Mon	3998	35	3658	16	268	7	8	5	1	0	0	33.2	37.6	5.2	
Tue	4505	36	4155	13	276	7	11	2	5	0	0	32.7	37.1	5.1	
Wed	3977	32	3649	9	258	12	12	3	1	0	1	32.9	37.2	4.7	
Thu	4279	27	3927	21	288	7	4	3	1	1	0	33.1	37.2	4.9	
Fri	4344	52	3981	16	270	14	6	2	1	0	2	33.8	38.1	5.1	
JSat	3458	61	3263	13	120	0	1	0	0	0	0	34.6	38.6	4.7	
JSun	3664	22	3501	14	115	5	6	0	0	0	1	32.4	37	5.2	
--	28225	265	26134	102	1595	52	48	15	9	1	4	33.2	37.6	5	

Appendix 2

Access and Visibility



West Point

Client		
		
Project		
IMPROVED ACCESS AT WILLOW BEE, ALLINGTON LANE		
Drawing Title		
ACCESS AND VISIBILITY		
Drawing Status		
FOR INFORMATION		
Date	Scale	Size
SEP 2023	1:200	A1
Drawing No.	Rev	
NJC-001	-	