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Proposed New Dwelling with Associated Access and Parking Land Adjacent to 71 High Street Botley SO30 2ES

Introduction

This Highway Technical Note has been commissioned by S & S Properties (Southern) Ltd in support of a planning application submission to Eastleigh Borough Council for a residential development of 1 new dwelling on land adjacent to 71 High Street Botley. The location of the site is shown below.



The site is located on the southern side of High Street which is classified at the A334. The High Street has a wide two-lane carriageway with pedestrian footways on both sides. It is subject to a 30mph speed limit and benefits from street lighting.

To the west, the road travels through Hedge End where it connects to Junction 7 of the M27, whilst to the east, the road passes through Shedfield to where it connects with Wickham.

The site benefits from an existing access, in the form of a dropped footway crossing and this serves a detached garage and forecourt parking space. There is no on-site turning area, therefore cars have to drive into the site and reverse out, or vice versa. Such a scenario is commonplace in this location, however. Indeed Numbers 75 and 77 High Street have parallel parking set behind the footway, which results in cars manoeuvring over the footway as opposed to crossing it. Car doors are also opened over the footway, although from reviewing the latest accident history, there does not appear to be any record of incidents resulting in injury related to private access points.

The parking situation for 75 and 77 High Street is shown below.



Proposed Development

This application seeks to demolish the existing detached garage and to erect a detached three-bed dwelling at the north-western corner of the site. The existing dropped footway crossing will be stopped up and full-face kerbs reinstated, whilst two new footway crossings will be installed, one to serve a pair of perpendicular car parking spaces for the new dwelling and a similar arrangement for the host dwelling.

Access and Visibility

The two dropped crossings consist of a transition kerb, 4 dropped kerbs and another transition kerb, measuring a total of 5.4m wide. A full-face kerb will be located between the two access points to define the two individual accesses.

As High Street is subject to a 30mph speed limit, the HCC document Technical Guidance 3 states that visibility Y distances of 43.0m would be required. With regards to the X distance, given that the accesses are in the form of crossings, a 2.0m X distance can be employed. Drawing numbered NJC-001 is included as [Appendix 1](#) to this Note which shows the two new access points, together with the required visibility splays, commensurate with TG3.

The visibility splays can be contained entirely within land either under the control of the applicant, or within the extent of the public highway. As there is a wide footway fronting the site, the visibility splays will be clear of all obstructions in perpetuity.

Car and Cycle Parking

To accord with the requirements of the Eastleigh Borough Council parking standards, the development includes the provision of two parking spaces for each dwelling together with a secure and undercover cycle store located within the gardens for each unit.

The car and cycle parking is therefore fully compliant with adopted standards.

Servicing

The existing host dwelling is serviced from the kerbside, as are all the dwellings with direct frontage access to High Street.

The development has been designed to provide refuse storage clear of the highway, so bins will not have to be placed on the footway on collection day. All other servicing, such as Grocery and Internet delivery vans will continue to service the site from High Street, as happens at present.

Summary and Conclusion

This Highway Technical Note has been provided to support a planning application for a new dwelling on land adjacent to 71 High Street, Botley.

The application proposes two new accesses in the form of dropped crossings, where visibility is in accordance with the HCC document TG3.

Car and cycle parking is to be provide in accordance with the adopted standards for the Eastleigh Borough.

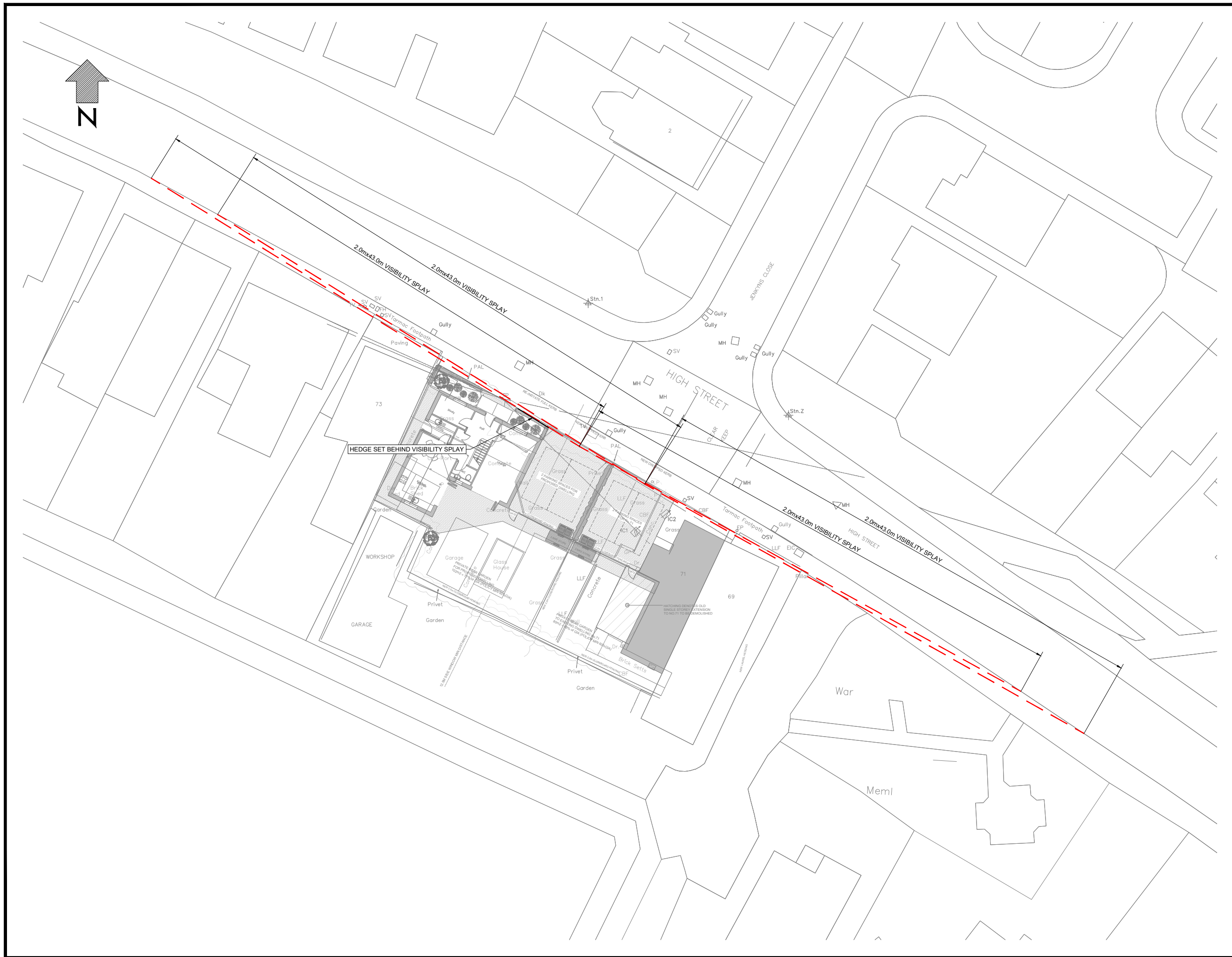
Servicing for the new dwelling will be from the kerbs side as happens at present for all dwellings with direct frontage access.

The Highway implications for this modest development are therefore seen to be acceptable in this instance.

Nick Culhane October 2023

Appendix 1

Access and Visibility



Client		
		
Project		
NEW DWELLING AT 71 HIGH STREET, BOTLEY		
Drawing Title		
ACCESS AND VISIBILITY		
Drawing Status		
FOR INFORMATION		
Date	Scale	Size
SEP 2023	1:150	A1
Drawing No.	Rev	
NJC-001	-	