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Creation of New Vehicular Access

Hound Corner Fruit Farm, Hamble Lane, Netley Abbey, Southampton SO31 5FT

Introduction

This Highway Technical Note has been commissioned by Mr Peter Harding in support of a planning application submission to Eastleigh Borough Council (EBC) for a new vehicular access at Hound Corner Fruit Farm, Hamble Lane, Netley Abbey. The location of the site is shown below.



The site is located to the east of Hamble Lane and north of the Hamble Lane / Hound Lane roundabout junction. Hamble Lane is a classified public highway with the identification number B3397. The road has a wide two-lane carriageway with a combined footway / cycleway on the eastern (development) side. It is subject to a 30mph speed limit and benefits from street lighting.

The site currently has vehicular access via a turning point close to the roundabout with Hound Road. The access and driveway are owned by SSE who have their substation opposite the turning point although the Applicant has right of way over the driveway to enter their site via a black metal sliding gate.

The Applicant is experiencing more and more difficulties in being able to safely use the access point due to its close proximity to the roundabout and the continuing build-up of traffic in the area. When travelling south along Hamble Lane towards the roundabout, users of the access have to indicate to leave the highway, however, this often causes confusion for the drivers behind them, as they believe the vehicles are indicating to take the left-hand junction on the roundabout. This often results in the cars behind not slowing down quick enough as they are not expecting a vehicle to be turning left before they reach the roundabout.

On a regular basis the turning point is blocked by large vehicles owned by SSE who need to maintain the substation on a 24-hour basis. This has resulted in the Applicant having to either wait on the highway until the vehicles have been moved, or they have to pull up on to the grass verge to then get the attention of the SSE driver. Both scenarios are very inconvenient and dangerous in this particular location. The existing access in relation to the roundabout taper is shown below.



When right returning into the site in the northerly direction, vehicles have to cross the roundabout white taper lining, and often cause an obstruction for north-bound vehicles accelerating out of the roundabout.

Planning History

The site has been the subject of a number of planning applications the most relevant of which was for a new vehicular access submitted under reference H/18/84676.

The proposed access took the form of a wide splayed apron leading to a 7.0m wide driveway and is shown on drawing numbered W18-022 included as [Appendix 1](#) to this Note. This resulted in the need for the removal of a 15.0m section of hedge and a tree along the eastern site boundary.

EBC as Local Planning Authority (PLA) consulted Hampshire County Council as Local Highway Authority (LHA) who commented on the application in their formal response dated 19th January 2019. They said:

“In principle the new access is deemed a safer option compared to that existing. The location is a significant distance from Hound roundabout and reduces the chance of conflict between users. After reviewing the proposals, the Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network and would therefore recommend no objection.”

Whilst the LPA accepted that the access would lead to an improvement from a highway safety perspective, the application was considered to be unacceptable from a planning point of view.

In considering the potential impact that the access would have on the street scene, the LPA said:

“The provision of the proposed access and the visibility splays associated with this would require the removal of a significant section (approximately 15m in length) of this established hedgerow along with a medium sized Ash tree which also lies along the site’s highway boundary.

Whilst, as per the comments of the Council's Tree Officer, the removal of the tree may not in itself be unacceptable in arboricultural terms and a degree of replacement planting is proposed, the significant resulting break in the continuity of this established vegetation along with the physical provision of what is a particularly formalised access in this location, something which is accentuated by the notably domestic nature of the associated 1.8m high metal fencing and gates, would have an unduly urbanising and visually intrusive impact upon this section of Hamble Lane and the designated countryside and local gap that it forms part of, to the detriment of its prevailing character.

The proposals also fail to demonstrate how they would contribute to the landscape improvements for which the Hamble Lane corridor is identified under the provisions of Saved Policy 20.CO and indeed would instead undermine one its defining key characteristics. The proposals are therefore in conflict with the requirements of Saved Policies 1.CO, 3.CO, 9.CO, 20.CO and 59.BE of the adopted Local Plan, as well as paragraphs 127 and 170 of the National Planning Policy Framework."

The application was subsequently refused on planning grounds.

Proposed Access

This current proposal has considered the concerns of the LPA in their comments on the previous application and now seeks a much-reduced scheme.

This application seeks a new access in the same location as that previously proposed, however the access is now in the form a 5.0m wide opening in the existing hedge with no splay either side and no metal fencing.

Such a design retains the existing tree to the south, and only results in a 5.0m section of hedge to be removed as to the previous 15.0m section, which was unacceptable to the LPA.

Any gates will be set back a minimum of 6.0m from the back edge of the cycle lane, to ensure that the gates can be opened or closed, whilst a car can stand clear of the cycle path. This can be covered by a suitably worded condition.

Access and Visibility

In accordance with advice contained within the HCC document Technical Guidance 3, visibility splays of 2.4m by 43.0m are provided in both the northerly and southerly directions. Drawing numbered NJC-001 is included as [Appendix 2](#) to this Note which shows the location of the access together with the appropriate splays. Given the presence of the wide pedestrian / cycle path fronting the site, the land required for the splays can be accommodated wholly within the existing metalled path, and no further vegetation is required to be removed.

The new access is located some 70m north of the existing access and away from the Hamble Lane / Hound Lane roundabout junction, which is considered to be a substantial improvement upon the existing situation. Drawing numbered NJC-002 is included as [Appendix 3](#) to this Note which shows the new access in relation to the existing access and roundabout.

Summary and Conclusion

This Highway Technical Note has been produced to support a planning application for a new access at Hound Corner Fruit Farm, Netley Road. The application follows a similar application which was refused for planning reasons.

The previous access was found to be an improvement in highway safety by Hampshire County Council as Local Highway Authority. The application was refused however due to the loss of a 15m section of hedge across the site frontage.

This new access results in the loss of just 5.0m of hedge which when weighed against the greatly approved highway safety is deemed to be acceptable.

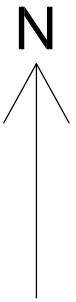
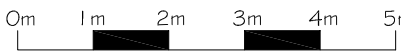
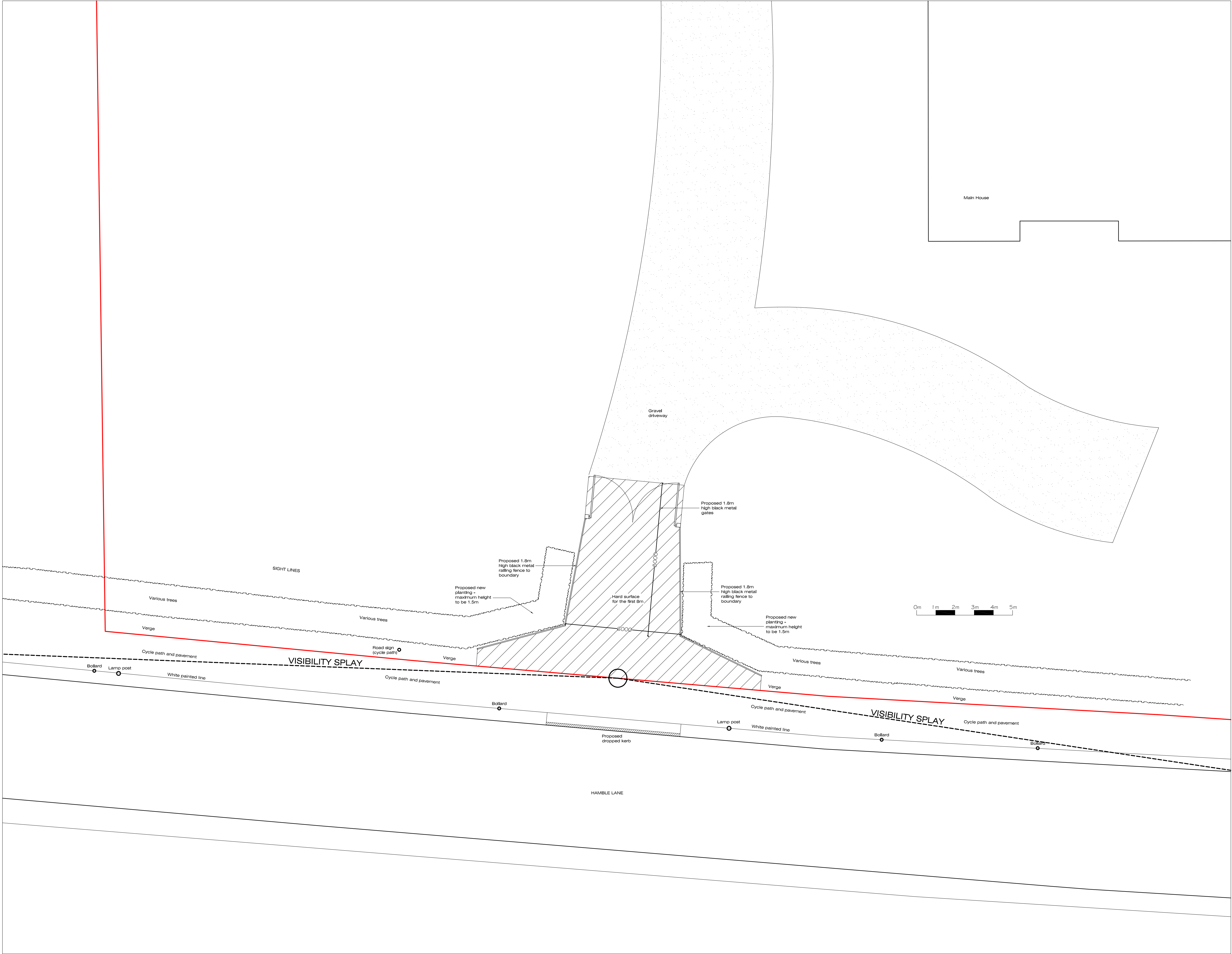
A gate is to be fitted 6.0m from the back edge of the cycleway fronting the site, so that vehicles can stand clear of the cycleway whilst the gate is being opened or closed.

The application is therefore deemed to be acceptable in this instance.

Nick Culhane August 2023

Appendix 1

Previous Access Plan

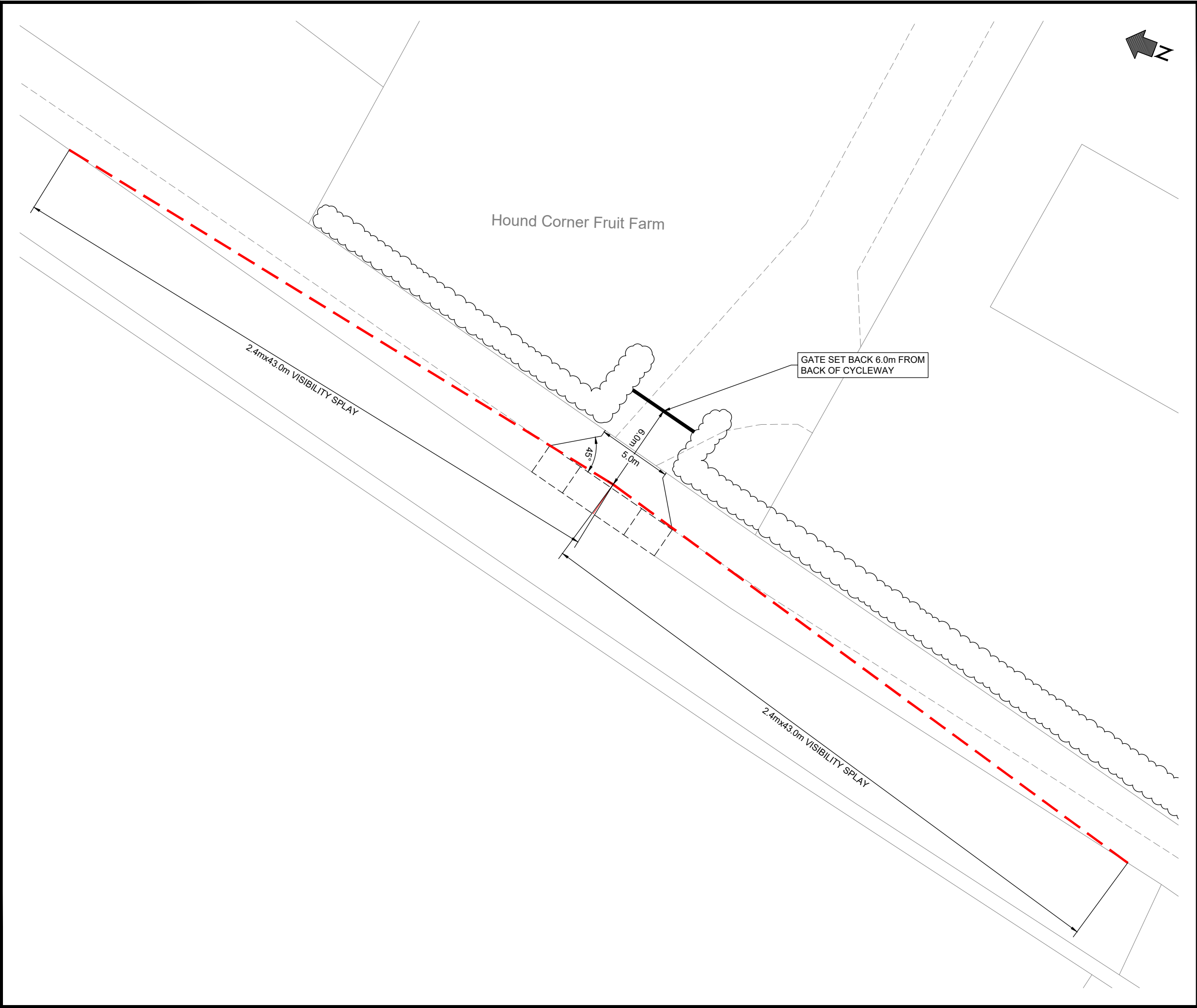


Site Plan (part of) - As Proposed 1:100

-	Issued for Planning Application	NJ	11-12-18
Rev.		By	Date
Wildern Architecture Ltd Middle House, 3 Sampan Close, Warsash, Southampton, SO31 9BU 07920 260758 Project Hound Corner Fruit Farm, Hamble Lane, Netley Abbey, Southampton, SO31 5FT Client Mr P Harding			
Title Site Plan (part of) - As Proposed			
Date	Dec 18	Drawn By	NJ
Job No.	Drawing No.	Scale	Revision
W18-022	102	1:100@A1	-

Appendix 2

Proposed Access and Visibility

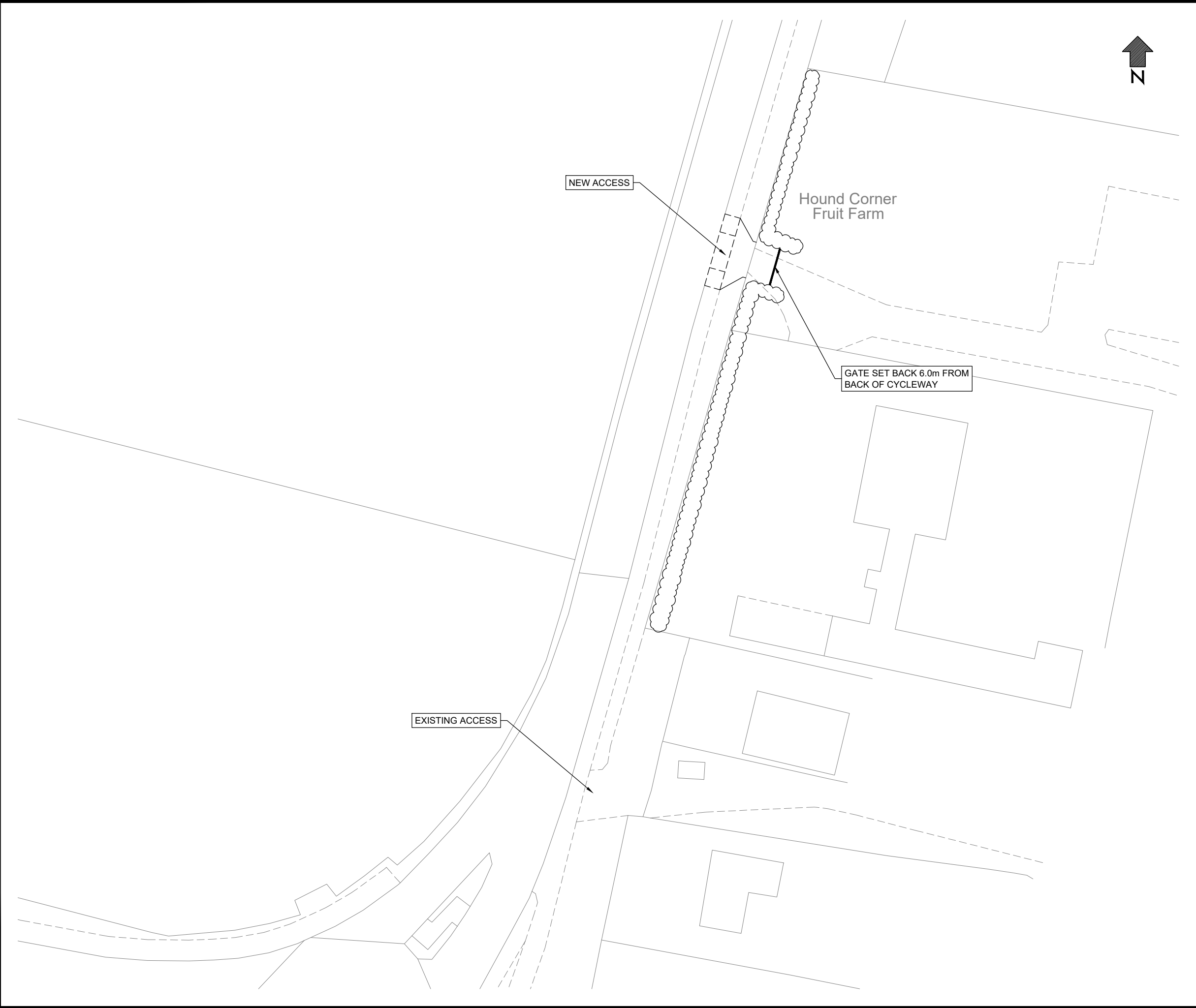


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Project				
HOUND CORNER FRUIT FARM				
Drawing Title				
NEW ACCESS AND VISIBILITY				
Drawing Status				
FOR INFORMATION				
Drawn	Designed	Date	Scale	Size
AT	NC	AUG 2023	1:250	A3
Drawing No.				Rev
NJC-001				-

Appendix 3

Existing and Proposed Access Locations



NEW ACCESS

Hound Corner
Fruit Farm

GATE SET BACK 6.0m FROM
BACK OF CYCLEWAY

EXISTING ACCESS



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Project

HOUND CORNER FRUIT FARM

Drawing Title

NEW ACCESS

Drawing Status

FOR INFORMATION

Drawn AT	Designed NC	Date AUG 2023	Scale 1:500	Size A3
Drawing No. NJC-002				Rev -