



HIGHWAYS TECHNICAL NOTE

SITE ADDRESS: Bishopstoke Park, Access

BR REFERENCE: MT/6027/HTN.3

DATE: 19th June 2024

1 Introduction

- 1.1** Bellamy Roberts has been instructed by Anchor to prepare a Technical Note to consider the highway implications of the proposed changes to the site access to the Bishopstoke Park Retirement Village. A site location plan is provided at [Appendix 1](#)
- 1.2** Access to the site is achieved via Garnier Drive which connects to Church Road at a simple priority T-junction. This access provides ingress and egress to the site. For reference, a plan showing the existing access arrangement is presented at [Appendix 2](#).
- 1.3** The proposal seeks to reopen the historic access to the site which was closed as part of the redevelopment of the site from the previous hospital use to the present retirement village.
- 1.4** The existing access will be retained but will only allow exit movements from the site. The reopened access will allow entry movements only.
- 1.5** This Technical Note considers the highway implications of reopening the historic access. In doing so, it also considers an appropriate means of constructing this route as it is within a root protection area.

2 Consideration of Proposed Access

- 2.1** The proposed access will be approximately 3.5m wide and allow for entry movements only. Appropriate signing and lining will be provided. The proposed access arrangement is presented at [Appendix 3](#).
- 2.2** The current site access will retain its existing geometry but will be designated as an exit only. Appropriate signing and lining will be provided.
- 2.3** Swept path analysis has been undertaken of the altered access arrangement using both an 11.2m refuse vehicle and large car undertaking all manoeuvres. This analysis is presented at [Appendix 4](#).
- 2.4** No changes are proposed that would impact the visibility achievable at the site access which was previously considered acceptable by the Highway Authority. Commensurate visibility splays will therefore remain achievable at the site exit.
- 2.5** The proposed access route is within the root protection area of the large tree within the central island. Because of this, the proposal has been designed to respond to advice obtained from an arboriculturalist. This has necessitated the need for no dig construction where new carriageway is proposed within the root protection area. The extent of no dig construction (cell web or similar) is shown on the proposed access arrangement at [Appendix 3](#).
- 2.6** Long-section and cross-section plans have also been prepared showing the proposed construction and these are presented at [Appendix 5](#).



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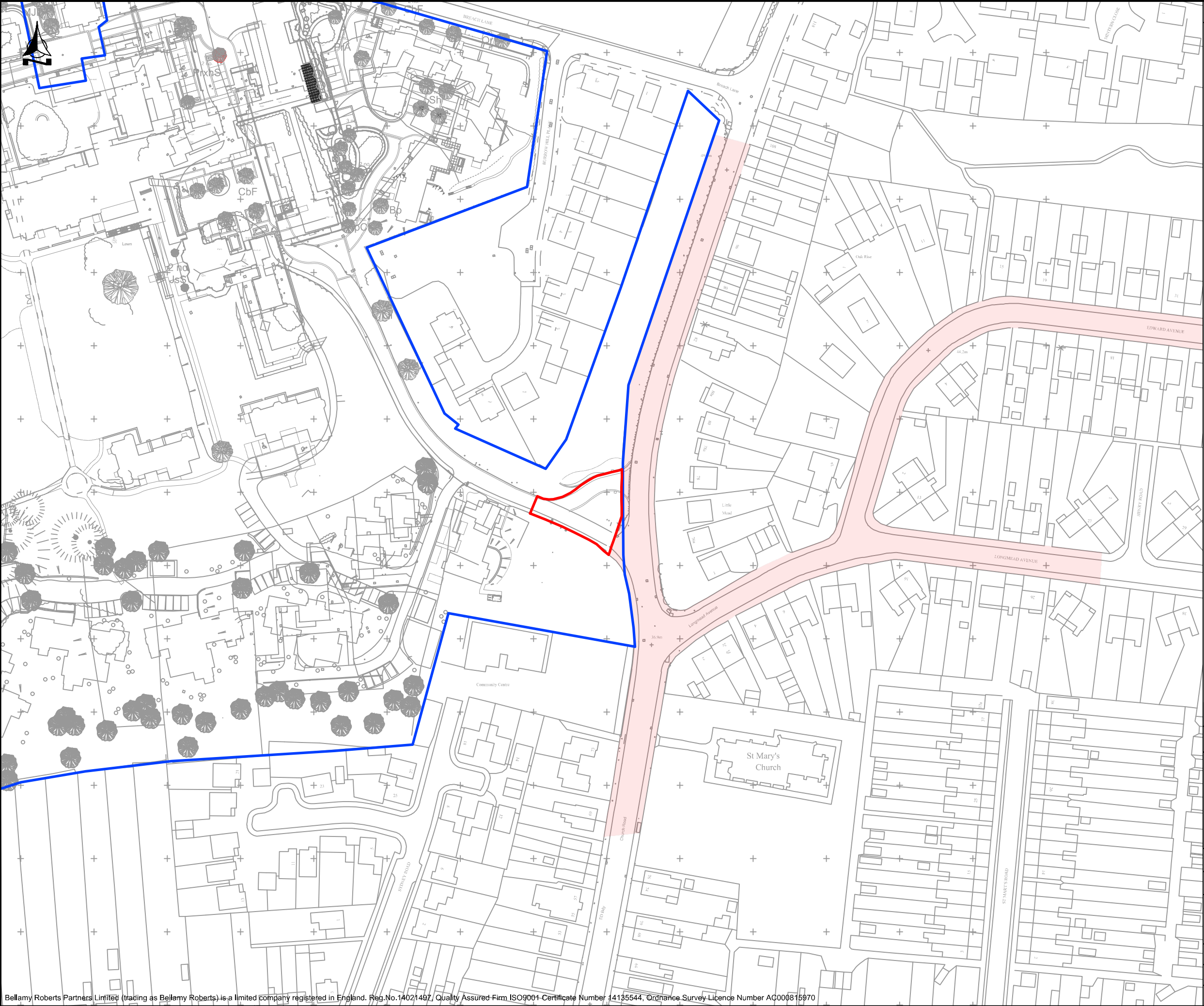
3 Conclusion

- 3.1** In conclusion, the proposal allows for acceptable access to be achieved to the site and is safe and suitable in highway terms.

APPENDICES

APPENDIX 1

Site Location Plan



Notes

Application site

Other land owned by the applicant

Highway boundary

A

Plan updated to reflect comments

MB

19/06/24

MT

REVISION

AMENDMENT

DRN

DATE

CHK



Bellamy Roberts

Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT

Anchor Lifestyle Developments Ltd

PROJECT

Bishopstoke Park Access

TITLE

Site Location Plan

DRAWN BY

MB

DATE

14/06/24

DESIGN BY

-

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6027 / 301

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APPENDIX 2

Existing Access



Notes

Highway Boundary

A

Minor amendments

MB

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Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT

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Bishopstoke Park Access

TITLE

Existing Access Plan

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12/12/23

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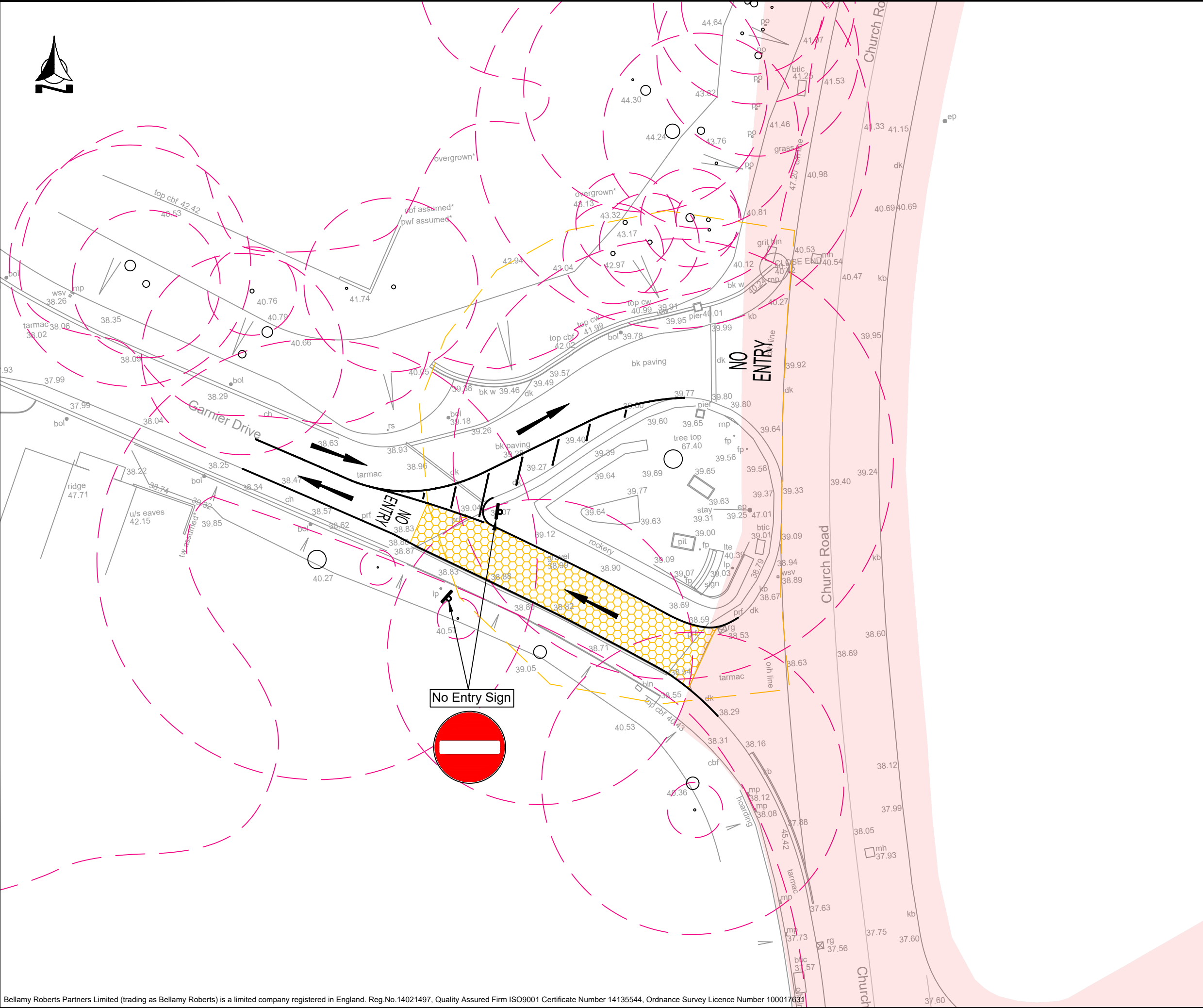
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APPENDIX 3

Proposed Access



- Notes
- Site
 - Highway Boundary
 - Root protection area
 - Adjusted root protection area
 - No dig construction (cellweb or similar)

C	Layout updated	MB	MT
B	Topo and layout updated	MB	MT
A	Tree survey added	MB	MT
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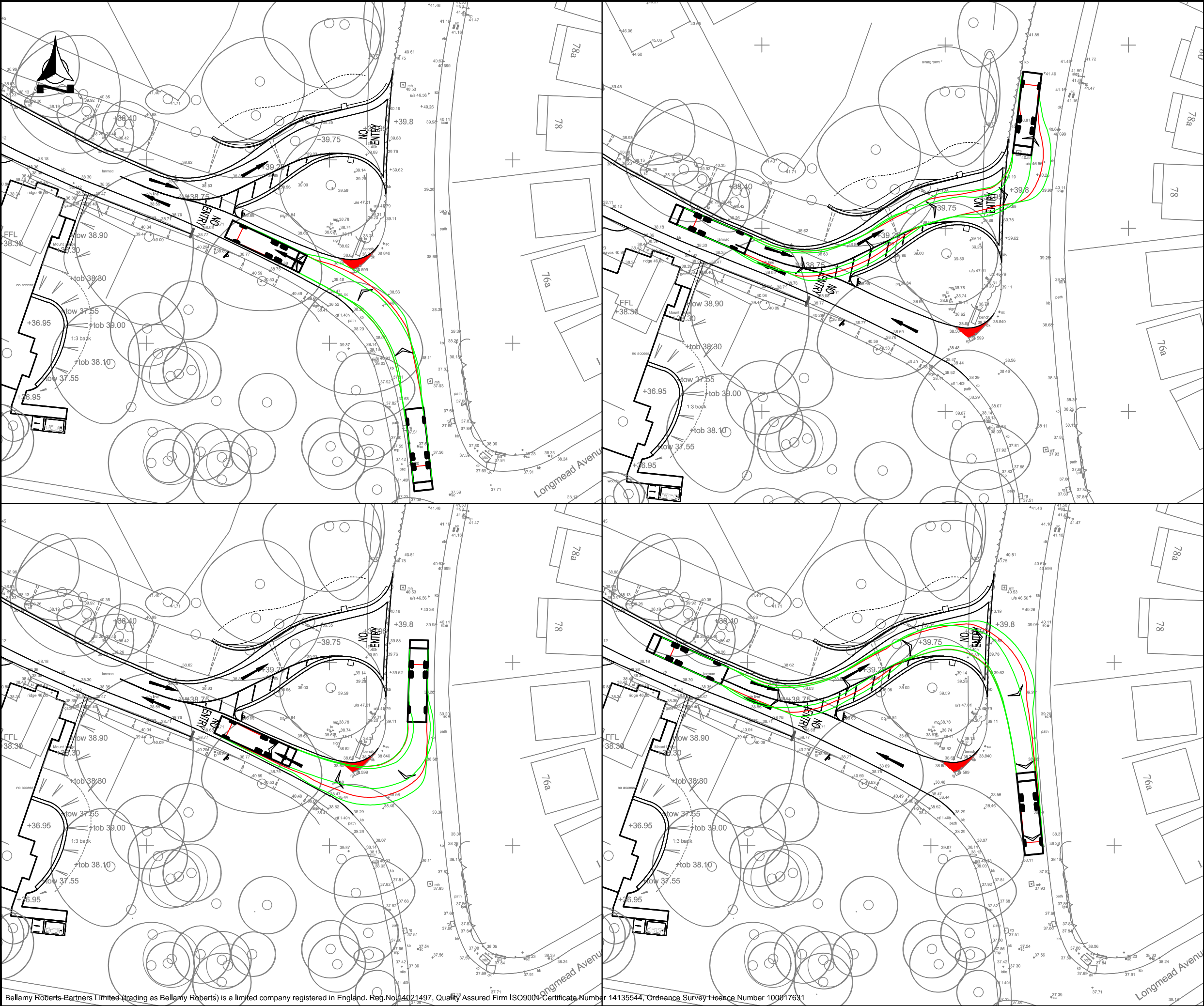
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Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

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TITLE	Proposed Access Plan

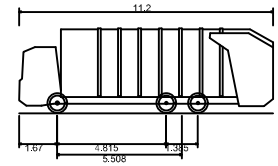
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APPENDIX 4

Swept Path Analysis



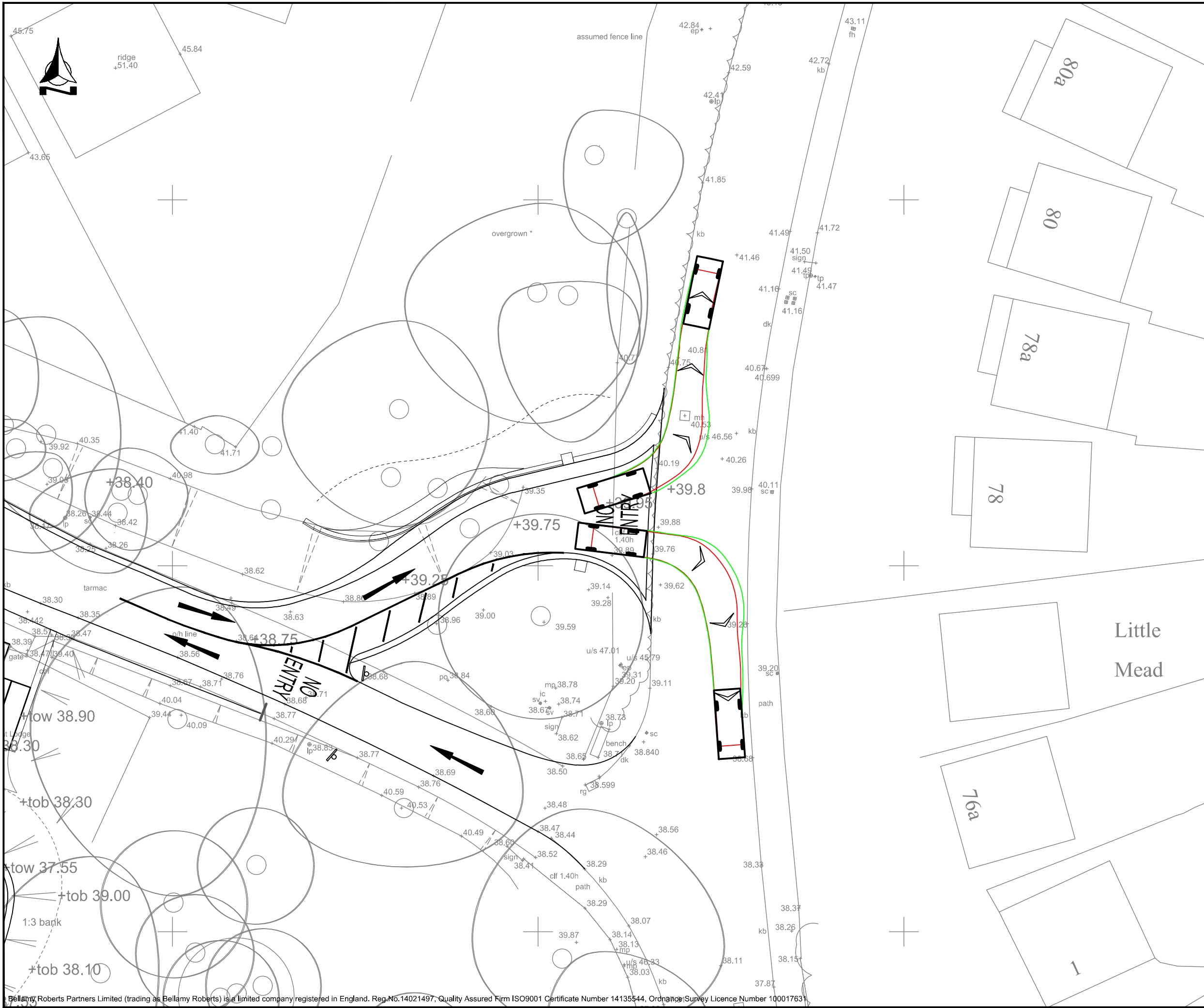
Notes



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m

Area of encroachment

REVISION	A	Encroachment added	MB	MT
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			PROJECT Bishopstoke Park Access	
			TITLE Refuse Proposed Access Tracking	
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Notes

Estate Car (2006)	4.710m
Overall Length	1.804m
Overall Width	1.442m
Overall Body Height	0.207m
Min Body Ground Clearance	1.756m
Max Track Width	4.00s
Lock to lock time	5.950m
Kerb to Kerb Turning Radius	

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Tel: 01256 703355
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Anchor

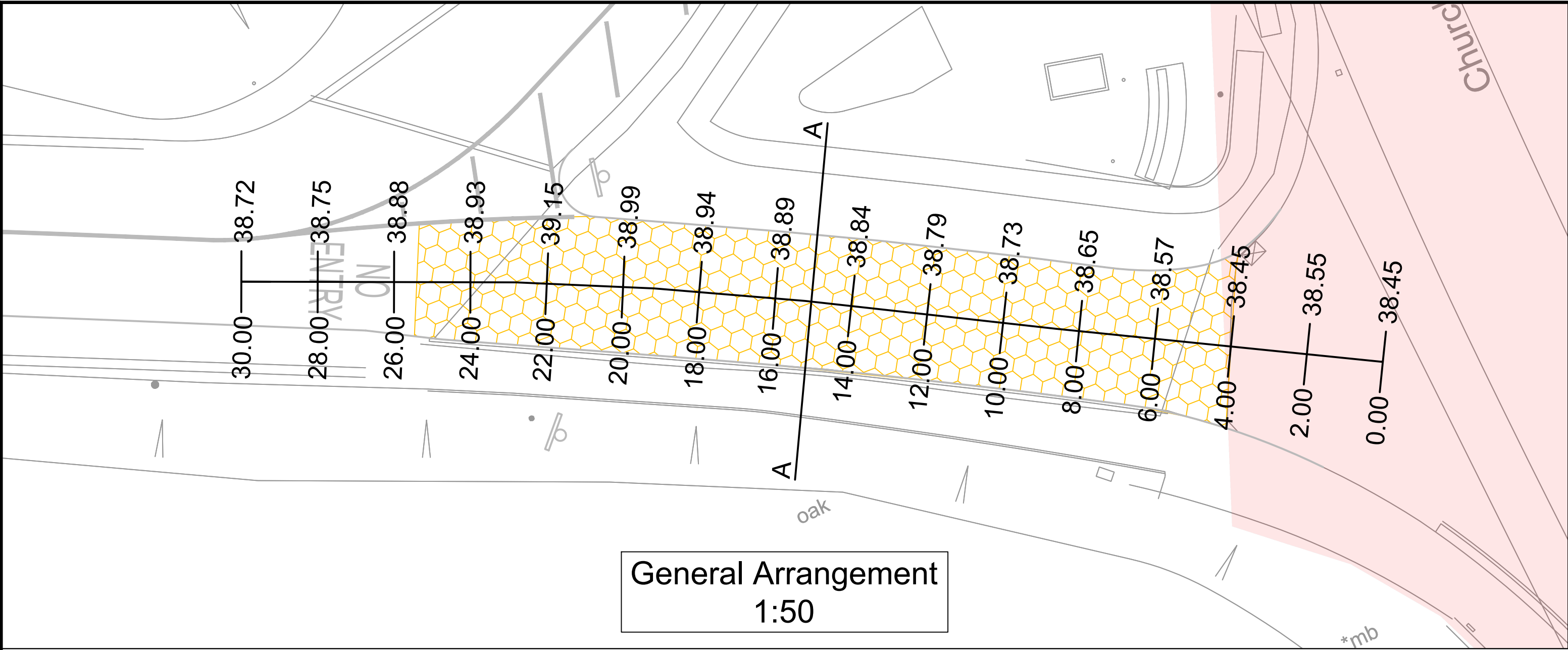
Bishopstoke Park Access

Car Proposed Access Tracking

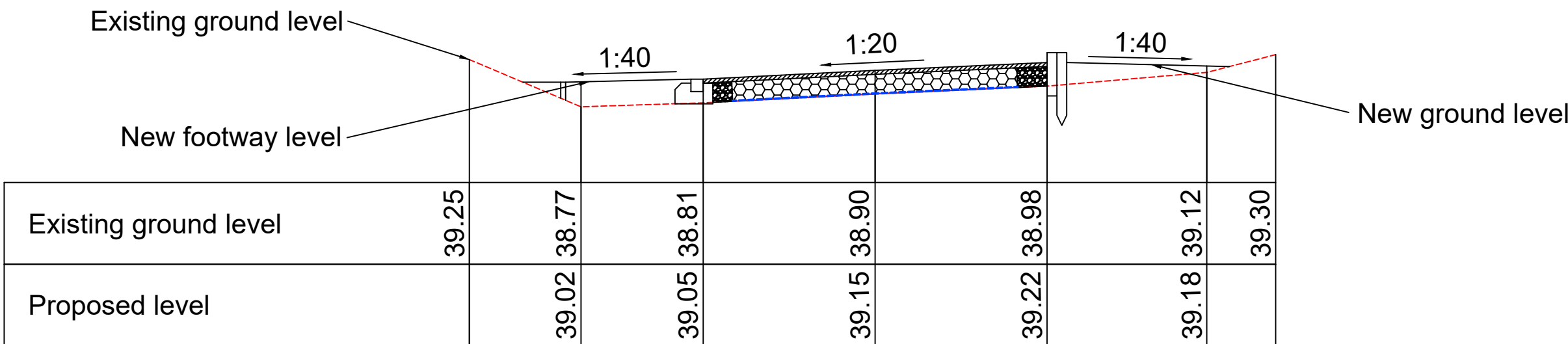
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APPENDIX 5

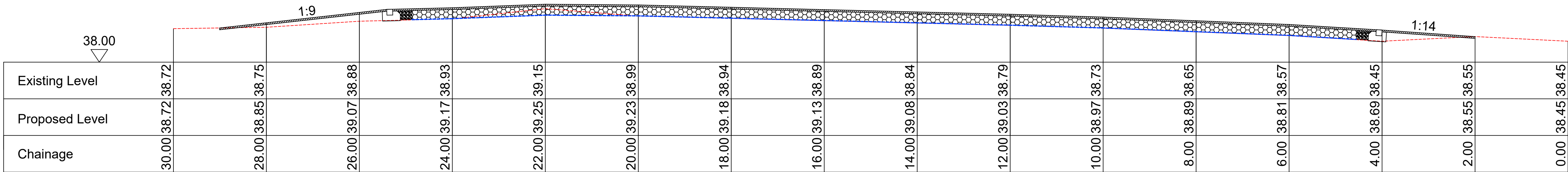
Sections



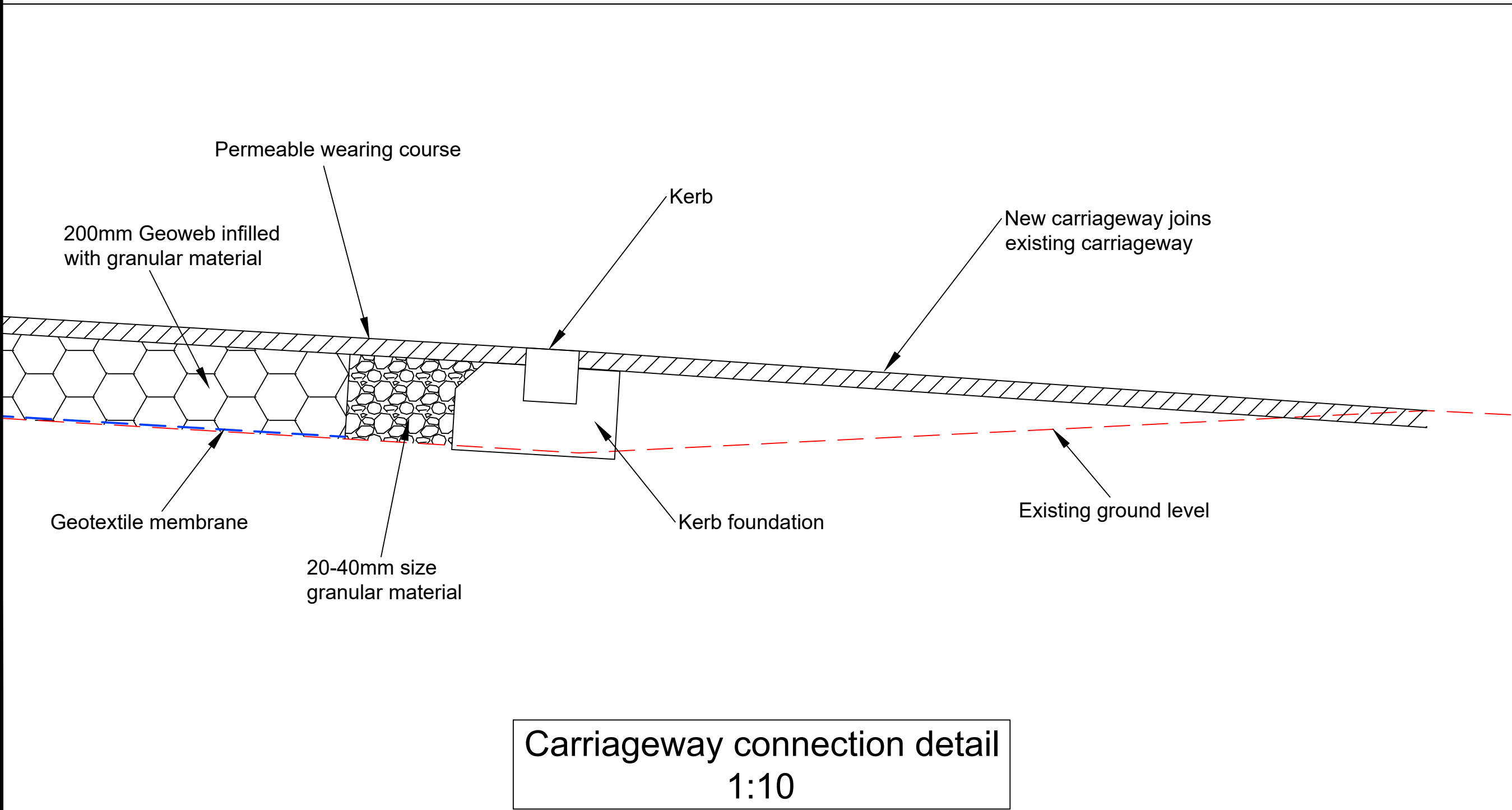
General Arrangement
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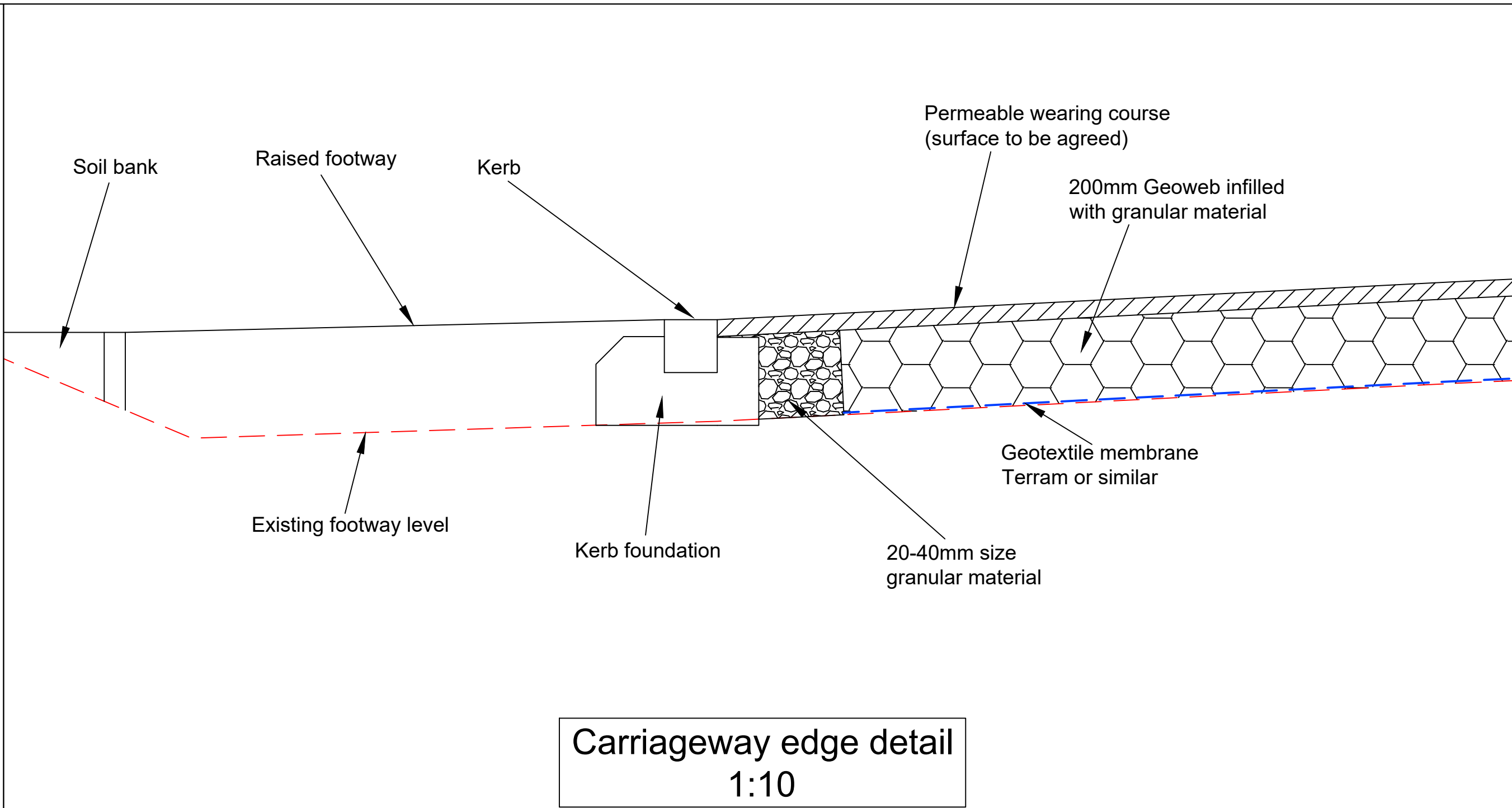
Cross Section A-A
1:50



Long Section
1:50



Carriageway connection detail
1:10



Carriageway edge detail
1:10

Notes

A

minor amendments

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Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

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Access Sections

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