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**Proposed Residential Development of 6 Number Three Bedroom Dwellings Together with Associated Access and Parking
Land Adjacent to The Pear Tree Inn, Winchester Road, Borley Green, Botley SO32 2DH**

Introduction

This Highway Technical Note has been commissioned by Dorrington Homes UK Limited in support of a planning application submission to Eastleigh Borough Council as Local Planning Authority (LPA) for a residential development of six dwellings on adjacent to The Rear Tree Inn, Winchester Road, Botley. The location of the site is shown below.



The site lies on the western side Winchester Road, a residential access road with a speed limit of 30mph and with the classification number B3354.

The road is of conventional design having a two-lane carriageway with a pedestrian footway on the eastern side whilst a footway is present on the south western (development) side of the road, but this terminates approximately 38.0m south of the proposed site access. This is addressed in more detail below.

To the north, Winchester Road forms a new roundabout junction with Kingsman Drive and the recent residential estate, whilst further to the north, the road passes through Horton Heath. To the south the road passes through Botley to where it forms a priority junction with the A334.

Opposite the site is Maddoxford Lane, a residential access road that forms a priority junction with Winchester Road.

A combined pedestrian / cycleway is present to the north and commences from opposite Myrtle Cottage, and this extends to Boorley Park.

A similar shared footway / cycleway is also present to the south which commences immediate south of the Pear Tree Public House for a length of some 350m.

A pedestrian footway fronts the Pear Tree Inn and terminates before it reaches this application site. At its termination point there is a dropped crossing with tactile paving, which links with the continuous footway on the eastern side of the road, which also benefits from a dropped crossing with tactile paving. Immediately south of both crossing points is the nearest bus stops which serve the Bluestar 3 and Stagecoach 649 services. The former is an hourly service between Southampton and Eastleigh whilst the latter is a less frequent service which runs between Hedge End and Bishops Waltham.

Proposed Development

The application site forms a vacant plot of land to the west of Winchester Road which was formerly part of the garden associated with the adjacent public house. It is now proposed to provide a residential development of six dwellings in the form of 3 pairs of three-bed semi-detached unit. The site is to be served by a new access, positioned roughly central to the plot and this will take the form of a simple verge crossing. This is shown on drawing numbered 220047 03 Rev B, which is included as [Appendix 1](#) to this Note.

Planning History

A planning Application was submitted to Eastleigh Borough Council as Local Planning Authority (LPA) under the reference F/23/96320 for a residential development consisting of the erection of 6No. new dwellings along with car parking and creation of new access onto Winchester Road.

This application was however withdrawn, pending further negotiations with the LPA.

Extent of Public Highway

Hampshire County Council's Asset Management team were approached who provided an extent of highway map which is included as [Appendix 2](#) to this Note. The details supplied confirmed that the wide verge fronting the site is public highway and can therefore be relied upon to provide adequate visibility and any other improvements deemed appropriate.

Access and Visibility

Winchester Road at this location is subject to a 30mph speed limit, and advice on the provision of visibility is given with the Local Highway Authority (LHA) document Technical Guidance 3 (TG3). The site is to be served by a simple verge crossing, therefore in accordance with section 3.7 of TG3, and the associated table, visibility splays of 2.4m by 43.0m would be required in both the northerly and southerly directions.

Drawing numbered NJC-001 is included as [Appendix 3](#) to this Note which shows the proposed access together with the required splays. A suitably worded condition can be applied to any consent granted which retains such splays in perpetuity.

The new access is designed to be 6.0m in width which will allow for the passing of two large cars, which are the most frequent vehicles likely to use the access. Drawing numbered NJC-002 is included as [Appendix 4](#) to this Note which shows the access together with the ability of a large car to enter the site from both the easterly and westerly directions whilst another large car is waiting to exit the site.

Traffic Impact

In order to ascertain the likely traffic impact that the development will generate, the TRICS database has been interrogated. In selecting suitable comparison sites, the following criteria was utilised.

- Land Use – Residential – House Privately Owned
- No. of Dwelling – 12 to 57
- Date Range – 01/02/14 to 13/03/23
- Selected Location – Edge of Town
- Travel Plan – No

Using the above parameters, the table below shows the TRICS Trip Rates together with the likely vehicular traffic generated by the proposed 6 units. The TRICS Data is included as [Appendix 5](#) to this Note

TRICS Trip Rate for Class C3 Residential Privately Owned			
	Arrivals	Departures	Two-way Total
AM Peak Hour	0.208	0.338	0.546
PM Peak Hour	0.266	0.201	0.467
Daily Traffic	2.610	2.660	5.270
Vehicle Trip Generation Based on 6 Dwelling			
AM Peak Hour	1.38 (1)	2.02 (3)	3
PM Peak Hour	1.60 (2)	1.20 (1)	3
Daily Traffic	15.66 (16)	15.96 (16)	32

From the above, it can be seen that if permitted, the 6 units are likely to generate some 3 traffic movements in each of the AM and PM peak periods and around 32 two-way traffic movements across a 12-hour day. Such a minimal increase is deemed to have no significant impact on the highway network in this case.

Car Parking

The requirements for car parking are contained within the Eastleigh Borough Council document Residential Parking Standards, Supplementary Planning Document Adopted January 2009.

The standards require two parking spaces per three-bed unit when provided on an allocated basis, together with an additional 20% for visitor parking provision. In this case each unit is to have two allocated spaces in tandem form, whilst two additional casual / visitor parking spaces are conveniently provided on each side of the access junction.

Secure and undercover cycle parking is to be provided by way of sheds in the rear of each garden, all of which are accessible through the gardens without the need to travel through the dwellings.

The car parking arrangements therefore fully meet the LPA's adopted parking policy.

Servicing

It is anticipated that the largest vehicle likely to need to enter the site, would be an Ocado Transit type delivery vehicle, or similar. Drawing numbered NJC-003 is therefore included as [Appendix 6](#) to this Note which shows the ability of such a vehicle to turn in from Farnham Road, manoeuvre within the site, and exit in forward gear.

Refuse collection from Winchester Road is currently undertaken from the curb side, as is evidenced from bins already placed within the footway / verge. In this case refuse collection will also be taken from the curb side and bins will be presented just within the access, in order that the visibility is not obstructed for vehicles emerging from the access.

Footway Extension

As mentioned above, the existing footway on the western side of Winchester Road terminates some 38m to the south of the site access. In order to provide a safer arrangement, it is proposed to provide a length of pedestrian footway 2.0m in width from the existing termination point to the southern section of the application site. This will assist pedestrians wishing to travel south and east of the site to the existing formal crossing point and the bus stops. Pedestrians travelling north will be able to safely cross from the proposed access directly across Winchester Road, where there is already a section of dropped curb.

Summary and Conclusion

This Technical note has been produced in support of a residential development of 6 dwellings on land adjacent to The Pear Tree Inn, Winchester Road, Borley Green.

The access is to have visibility commensurate with the requirements of the LHA's document Technical Guidance 3 and the access has been designed to accommodate the passing of two large cars.

The development will generate a minimal number of additional traffic movements, which are not considered to be material in this instance.

Car and Cycle Parking is to be provided in accordance with Eastleigh Borough Councils adopted Supplementary Planning Document, whilst the development accommodates the turning requirements of a Transit type delivery vehicle.

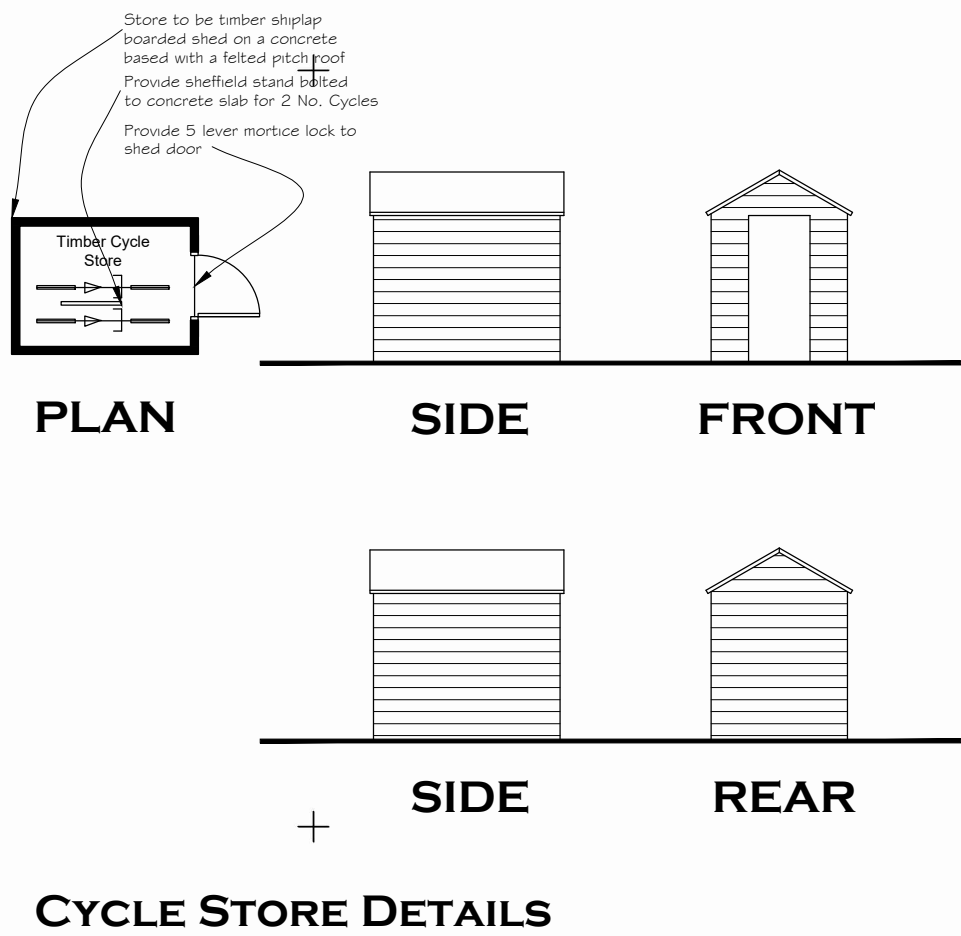
A new section of pedestrian footway is to be provided to link the site with the existing pedestrian footway network.

This detailed application is therefore deemed to be acceptable from a highway point of view.

Nick Culhane July 2024

Appendix 1

Site Plan



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Rev:-	Description:-	Date:-	Chkd by:-
A B	Amended layout Added footpath link to public highway	18/07/24 23/07/24	PJD

Schedule of Areas

Total Site Area
= 2330sqm/0.233hectares/0.58acres

P1toP6
Three Bedroom Semi Detached Houses
NFA = 96sqm/1033sqft
plus 2 parking spaces

Total 6 Units
Total NFA = 576sqm/6200sqft

Car Parking Spaces = 12
Visitors Spaces 2
Total Car Parking Spaces = 14



The Barn, Calcot Mount Business Park, Calcot Lane,
Curdridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-
Proposed Residential Development
Land adjacent to
Pear Tree PH
Winchester Road
Boorley Green

Title:-

Proposed Site Plan

Client:-
Dorrington Homes (UK) Ltd

Scale:-
1:200 (@A1)

Drawn By:-	PJD	Checked By:-	PJD
Date:-	23/10/23	Date:-	23/10/23
Job.No:-	220047	Drg.No:-	03
		Rev:-	B

Appendix 2

Extent of Public Highway



Highways Operation Centre
Hampshire Highways
Trafalgar House North
Trafalgar Street
Winchester, Hampshire SO23 9DH

0300 555 1388 (Roads and Transport)
www.hants.gov.uk

PlanVal Limited
Winterton Coach House
Crockerhill
CHICHESTER
West Sussex
PO18 0LH

350137/475297
office@planval.co.uk

21658473
assetinformation@hants.gov.uk

31 March 2023

Dear Sirs

Status Enquiry – Pear Tree Inn, Winchester Road, Botley SO32 2DH

I write with reference to your recent enquiry concerning the above location.

Please find enclosed a plan which shows, shaded in pink, the extent of the publicly maintained highway in the vicinity of your enquiry. This is based on the Highway Authority's interpretation of various documentation and plans whose source may or may not be records held by the authority.

This statement is made on the basis of information available at present to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I as an officer of the Council is to be held responsible should you rely on this statement and consequently suffer damage.

There is a charge of £103.20 for the research into the status of this land and an invoice for this amount will follow shortly.

I hope that the above information is of use to you. Should you require any further details concerning this enquiry please email the Asset Information Team at the above email address.

Yours faithfully

Mark Wright
Highways Asset Information Supervisor

Head of Highways (Operations)
Tim Lawton BEng CEng FICE MCIHT
Director of Universal Services
Patrick Blogg

Calls to 0300 numbers are included in call packages, or charged at the same rate as 01 and 02 numbers. Costs may vary depending on your telecoms provider and whether you are calling from a landline or mobile. Your name and address will be recorded in our database and may be made available to others only in accordance with the Data Protection Act



This plan is made on the basis of information at present available to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I as an officer of the Council is to be held responsible should you rely on this statement and consequently suffer damage

Appendix 3

Access and Visibility



Client



Project

LAND ADJACENT TO THE PEAR TREE PH
WINCHESTER ROAD

Drawing Title

ACCESS AND VISIBILITY

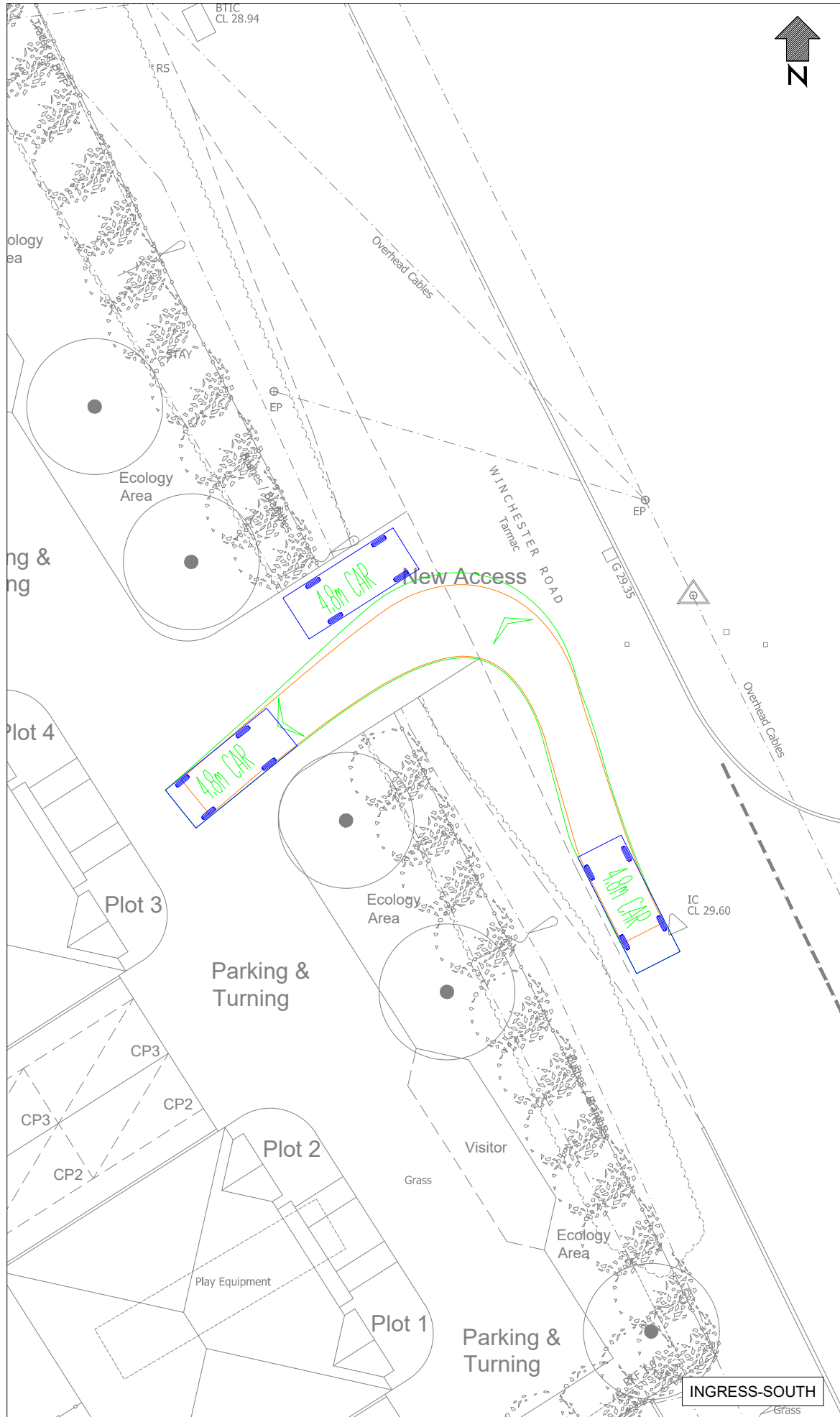
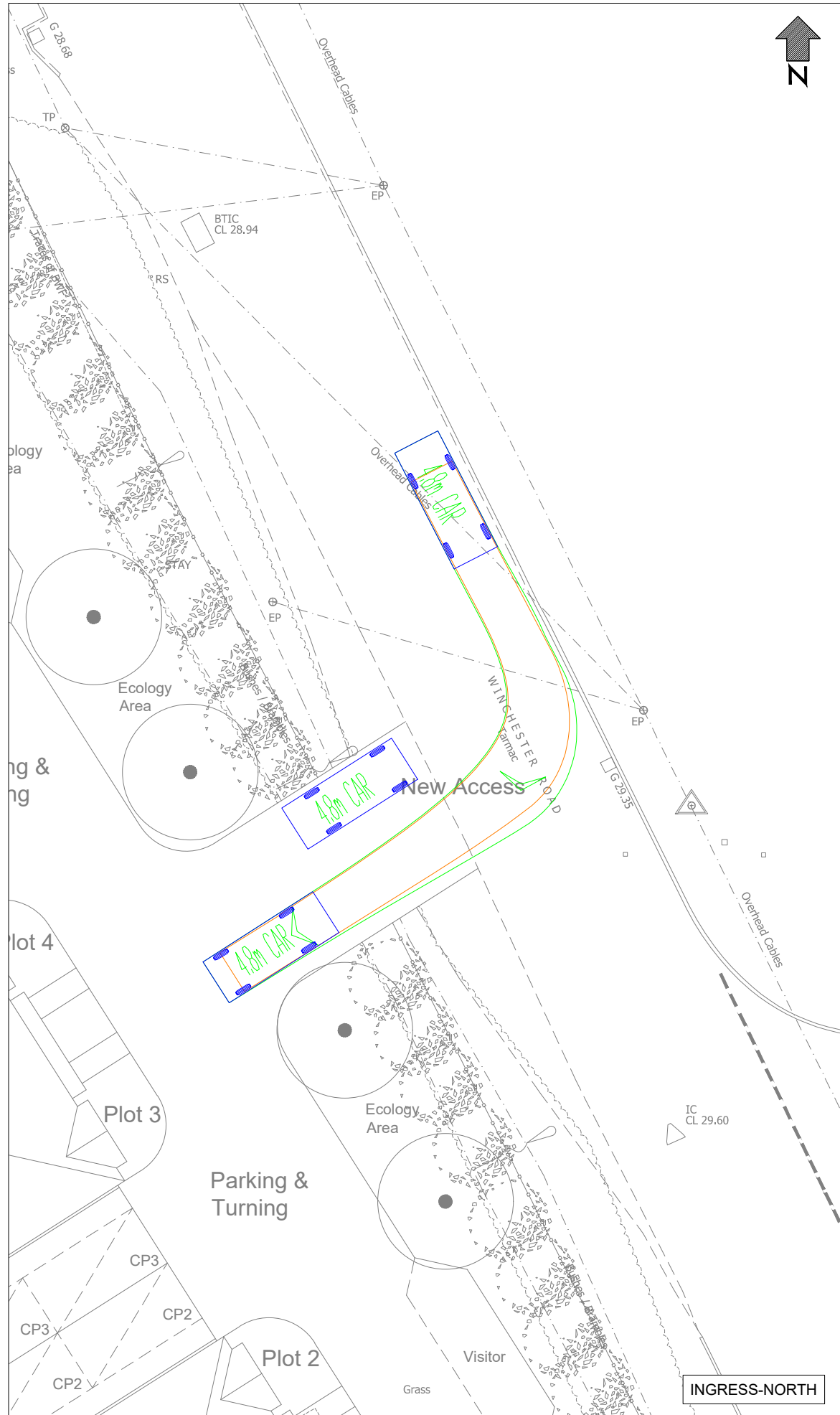
Drawing Status

FOR INFORMATION

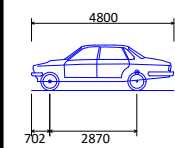
Date	Scale	Size
JUL 2024	1:200	A1
Drawing No.	Rev	
NJC-001	-	

Appendix 4

Access and Swept Path Tracking



VEHICLE DETAILS:



Green line shows body

Orange line shows axle/wheels

4.8m CAR	
Overall Length	4800mm
Overall Width	1793mm
Overall Body Height	1502mm
Min Body Ground Clearance	287mm
Track Width	1700mm
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	4950mm

Design speed 16kph for all Forward movements
Design speed 5kph for all Reverse movements



Nick Culhane
Highway Consultant

Project
LAND ADJACENT TO THE PEAR TREE PH,
WINCHESTER ROAD

Drawing Title
ACCESS AND SWEEP PATH TRACKING

Drawing Status
FOR INFORMATION

Drawn PN	Designed NC	Date JUL 2024	Scale 1:200	Size A3
Drawing No. NJC-002				Rev -

Appendix 5

TRICS Data

Calculation Reference: AUDIT-405201-240722-0711

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : A - HOUSES PRIVATELY OWNED
TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	BC BOURNEMOUTH CHRISTCHURCH & POOLE	1 days
	SM SOMERSET	1 days
08	NORTH WEST	
	EC CHESHIRE EAST	1 days
09	NORTH	
	DH DURHAM	1 days
10	WALES	
	VG VALE OF GLAMORGAN	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 12 to 57 (units:)
 Range Selected by User: 12 to 57 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 19/10/18

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday 3 days
 Thursday 1 days
 Friday 1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 5 days
 Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Edge of Town 5

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone 5

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included 1 days - Selected
 Servicing vehicles Excluded 4 days - Selected

Secondary Filtering selection:**Use Class:**

C3 5 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

10,001 to 15,000	2 days
15,001 to 20,000	1 days
20,001 to 25,000	1 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000	1 days
75,001 to 100,000	1 days
125,001 to 250,000	2 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

1.1 to 1.5	5 days
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This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	5 days
----	--------

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	5 days
-----------------	--------

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

The 'browse and select' feature in TRICS was used to choose the sites to be included in this selected set. The TRICS user browsed the full list of sites for this land use category and selected directly from this list.

1	BC-03-A-02	BUNGALOWS	BOURNEMOUTH CHRISTCHURCH & POOLE
	HURSTDENE ROAD		
	BOURNEMOUTH		
	CASTLE LANE WEST		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	28	
	Survey date: MONDAY	24/03/14	Survey Type: MANUAL
2	DH-03-A-03	SEMI-DETACHED & TERRACED	DURHAM
	PILGRIMS WAY		
	DURHAM		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	57	
	Survey date: FRIDAY	19/10/18	Survey Type: MANUAL
3	EC-03-A-06	TERRACED HOUSES	CHESHIRE EAST
	GREYSTOKE ROAD		
	MACCLESFIELD		
	HURDSFIELD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	24	
	Survey date: MONDAY	24/11/14	Survey Type: MANUAL
4	SM-03-A-01	DETACHED & SEMI	SOMERSET
	WEMBDON ROAD		
	BRIDGWATER		
	NORTHFIELD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	33	
	Survey date: THURSDAY	24/09/15	Survey Type: MANUAL
5	VG-03-A-01	SEMI-DETACHED & TERRACED	VALE OF GLAMORGAN
	ARTHUR STREET		
	BARRY		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	12	
	Survey date: MONDAY	08/05/17	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
TOTAL VEHICLES
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	31	0.097	5	31	0.227	5	31	0.324
08:00 - 09:00	5	31	0.208	5	31	0.338	5	31	0.546
09:00 - 10:00	5	31	0.162	5	31	0.240	5	31	0.402
10:00 - 11:00	5	31	0.182	5	31	0.201	5	31	0.383
11:00 - 12:00	5	31	0.227	5	31	0.260	5	31	0.487
12:00 - 13:00	5	31	0.234	5	31	0.253	5	31	0.487
13:00 - 14:00	5	31	0.221	5	31	0.227	5	31	0.448
14:00 - 15:00	5	31	0.234	5	31	0.188	5	31	0.422
15:00 - 16:00	5	31	0.312	5	31	0.188	5	31	0.500
16:00 - 17:00	5	31	0.279	5	31	0.214	5	31	0.493
17:00 - 18:00	5	31	0.266	5	31	0.201	5	31	0.467
18:00 - 19:00	5	31	0.188	5	31	0.123	5	31	0.311
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.610			2.660			5.270

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Parameter summary

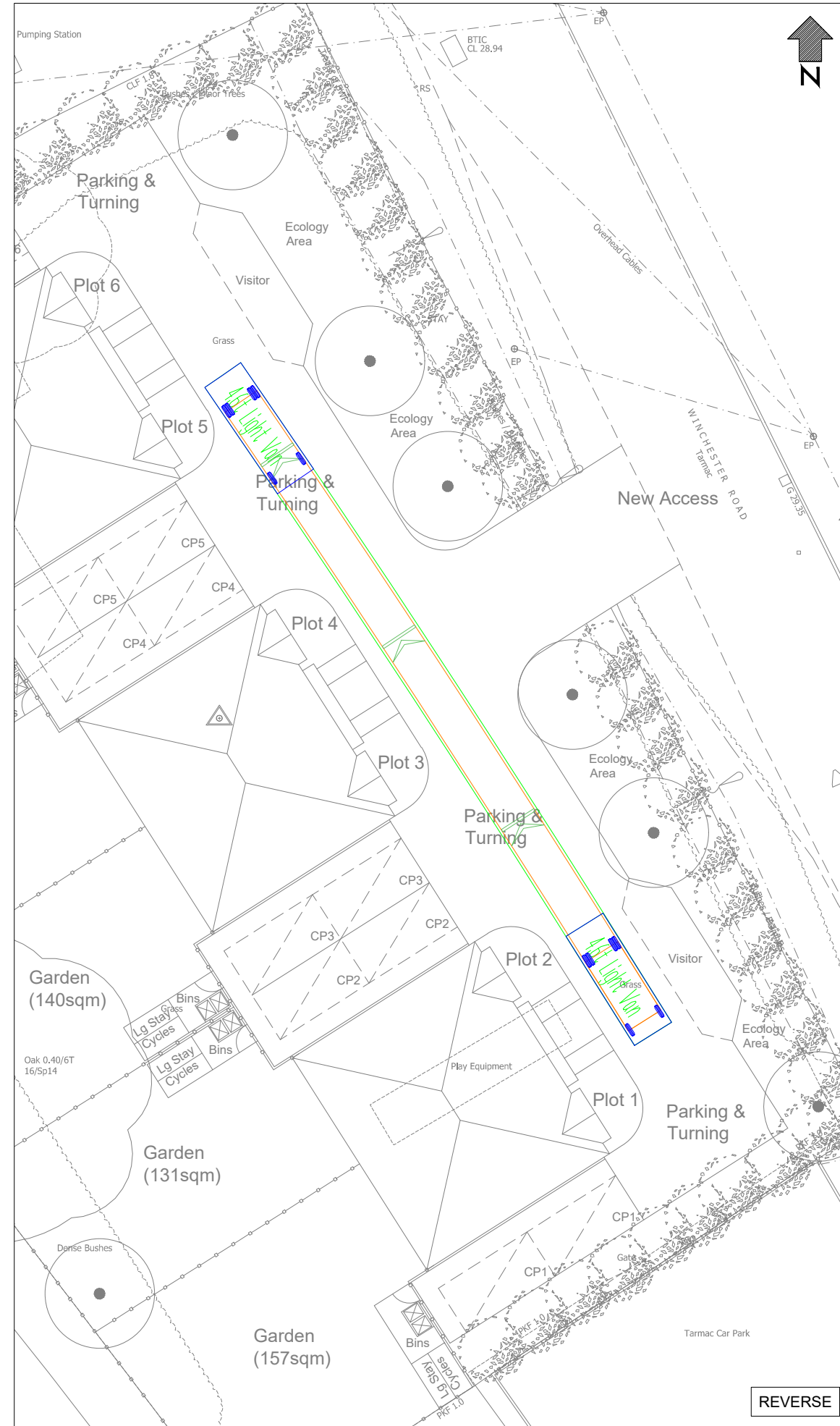
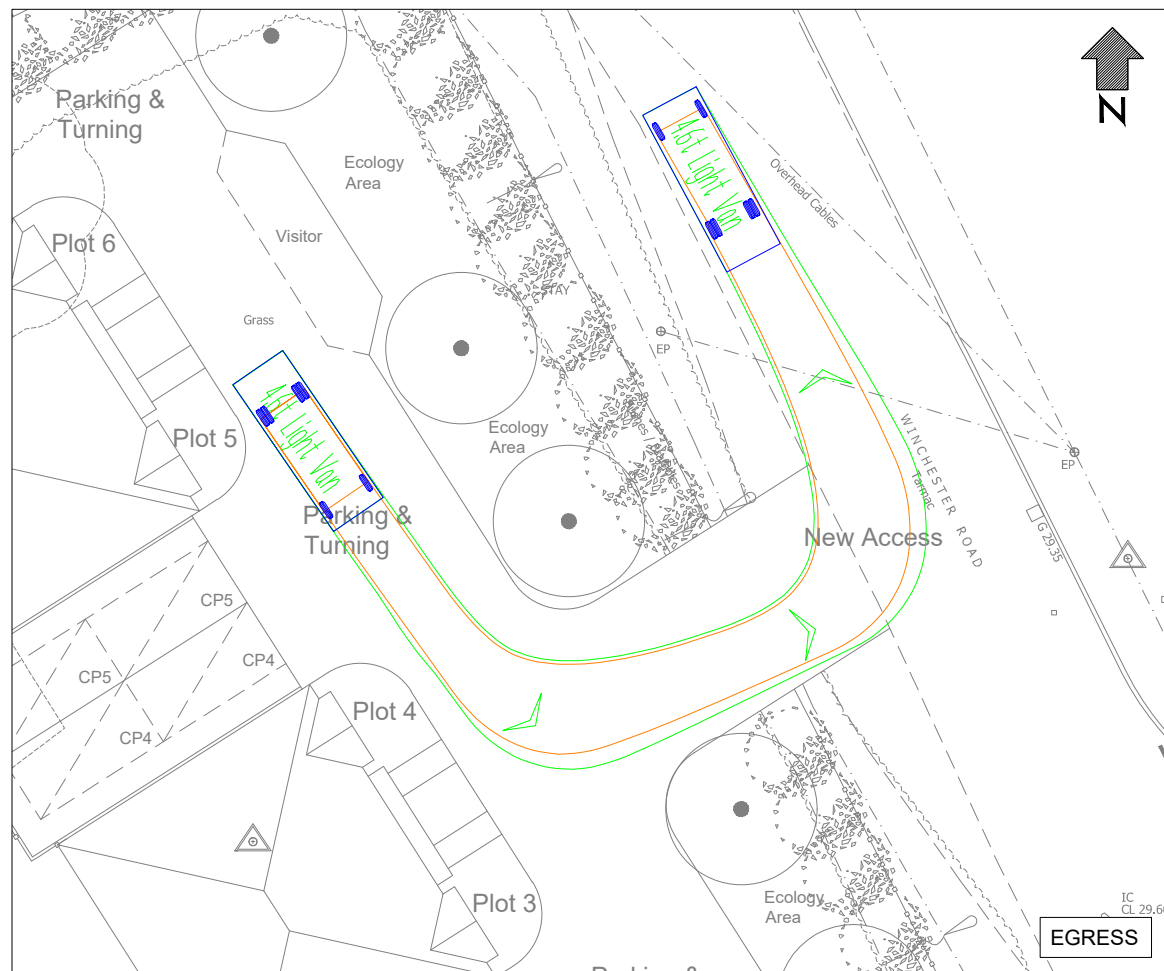
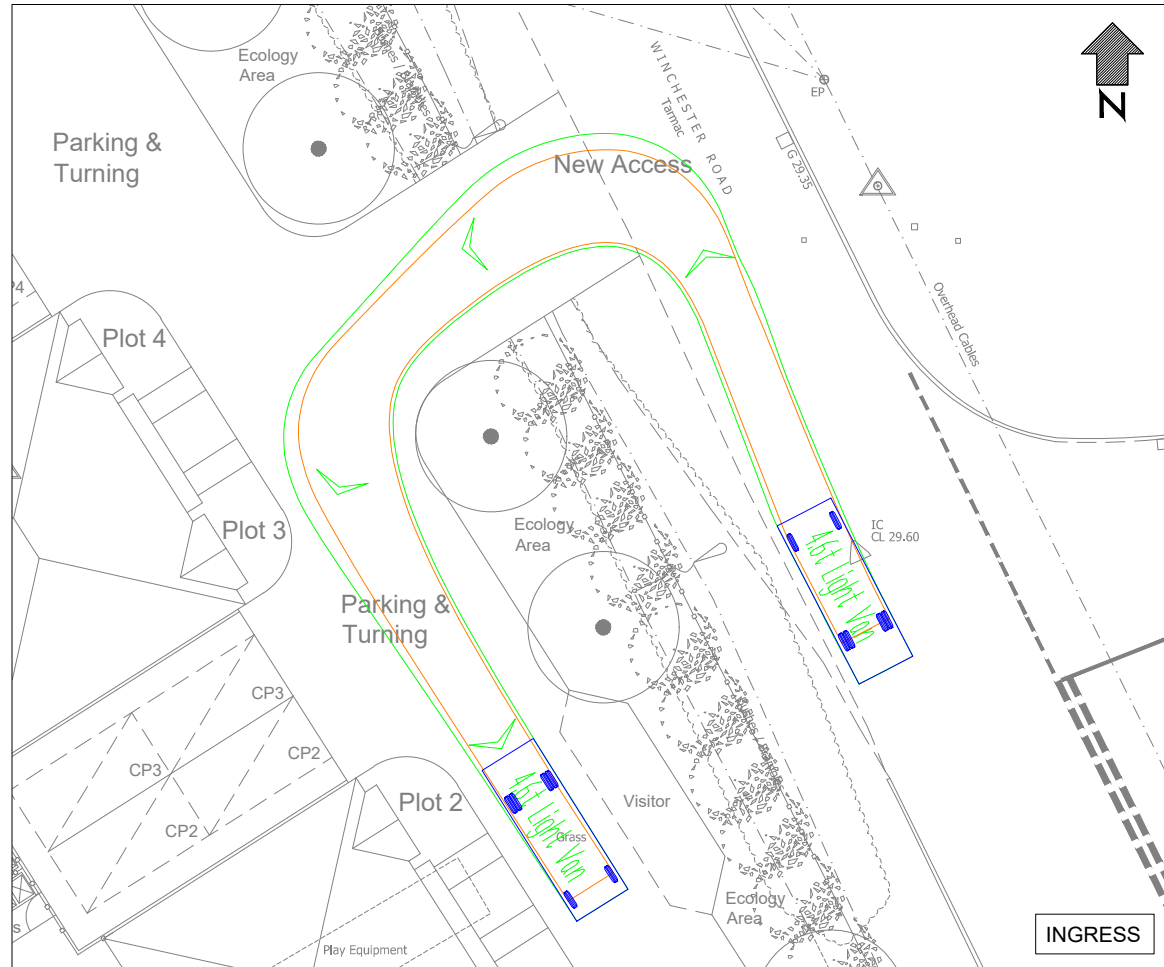
Trip rate parameter range selected:
Survey date date range:
Number of weekdays (Monday-Friday):
Number of Saturdays:
Number of Sundays:
Surveys automatically removed from selection:
Surveys manually removed from selection:

12 - 57 (units:)
01/01/14 - 19/10/18
5
0
0
0
0

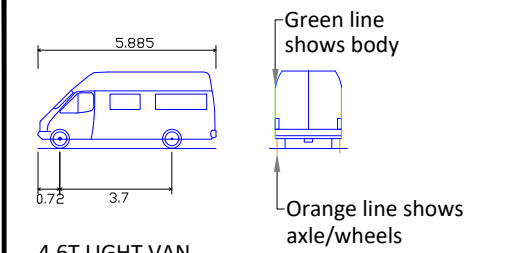
This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Appendix 6

Service Vehicle Tracking



VEHICLE DETAILS:



4.6T LIGHT VAN

Overall Length	5.885m
Overall Width	2.000m
Overall Body Height	2.526m
Min Body Ground Clearance	0.299m
Track Width	1.765m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.000m

Design speed 16kph for all Forward movements
Design speed 5kph for all Reverse movements



Project
LAND ADJACENT TO THE PEAR TREE PH,
WINCHESTER ROAD

Drawing Title
SERVICE VEHICLE SWEEP PATH TRACKING

Drawing Status
FOR INFORMATION

Drawn PN	Designed NC	Date JUL 2024	Scale 1:250	Size A3
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Drawing No. NJC-003	Rev -
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