



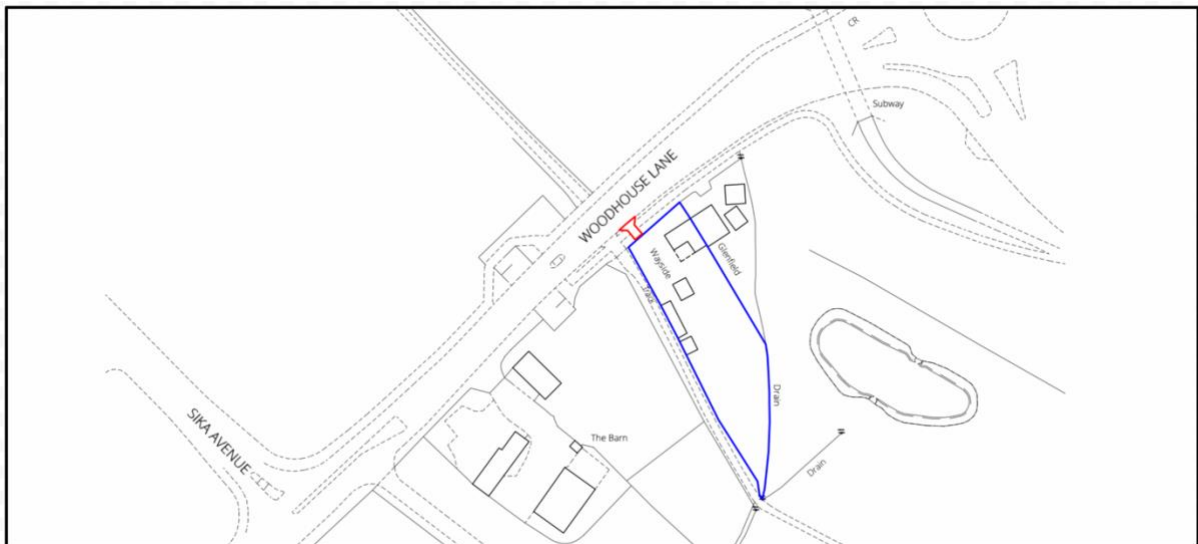
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Proposed New Vehicular Access Wayside Woodhouse Lane Botley SO30 2DJ

This Highway Technical Note has been commissioned by Mr and Mrs Knox in support of a planning application submission to Eastleigh Borough Council as Local Planning Authority (LPA) for a new vehicular access to serve the property known as Wayside, at Woodhouse Lane, Botley. The location of the site is shown below.



The site fronts onto Woodhouse Lane, a classified public highway with the identification number C195. The road at this point is in the form of a recently improved two-lane carriageway with wide shared pedestrian / cycleways on both sides of the road.

At present, the existing vehicular access serving the property is shared with the entrance to a section of the bridleway (PROW No: 026/6/1path) which runs part-way alongside the south-western boundary of Wayside. The right of vehicular access serving the property from Woodhouse Lane, over the bridleway (PROW) is subject to an annual licence from Hampshire County Council, however, there is no guarantee that a licence will be granted by the County Council for each year in perpetuity. Such a refusal to grant would therefore render Woodhouse Lane with no off-street parking provision and could potentially lead to vehicles being parked within the public highway.

The purpose of this application therefore seeks to provide a dedicated vehicular access to Wayside, and to stop up the existing licensed access from the Public Right of Way.

The layout of the public highway in Woodhouse Lane has been significantly altered and widened in recent years to serve the various residential developments taking place in the area. A roundabout has been provided at the junction with the B3354 to the north east as part of the alterations to the highways network in the local area. The changes to the site frontage are demonstrated below:



Woodhouse Lane 2019



Woodhouse Lane 2023

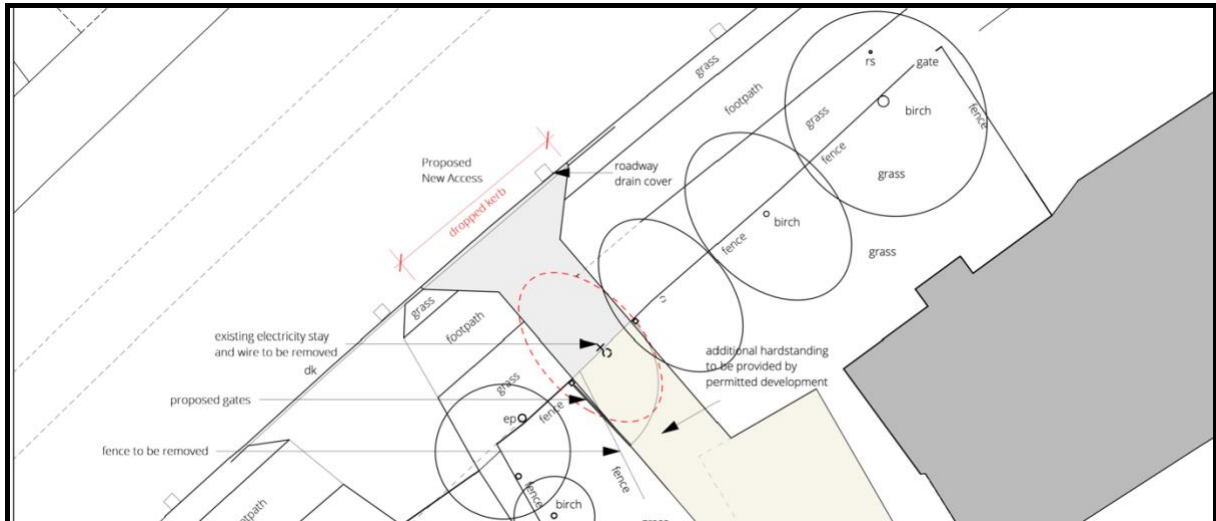
The road now includes a pedestrian refuge to the south of the existing access with tactile paving to assist crossing on this section of highway. The existing access is therefore served by a ghost island right turn lane, as can be seen in the frame above.

Access and Visibility

The access will take the form of a dropped footway crossover with two transition kerbs and four dropped kerbs giving a total width of 5.4m. This will serve the existing gravel area within the site which can accommodate at least two vehicles with adequate on-site turning to ensure that the vehicles can enter and leave the site in forward gear.

The location of the access is approximately 9m centreline to centreline of the existing access to the PROW, therefore visibility for emerging vehicles from the site is similar to the existing situation. The presence of the right turn lane allows for a vehicle to safely rest stationary within the middle of the road whilst waiting to turn right.

The provision of a separate access will result in a significant improvement to highway safety however as it will effectively remove any possible conflict with vehicles manoeuvring over the PROW and any pedestrians, cyclists or horse riders using this route at the same time. The form of the proposed access is shown below.



Proposed Access

Summary and Conclusion

This Highway Technical Note accompanies a planning application for a new vehicular access to Wayside, Woodhouse Lane Botley.

The dedicated access will replace a temporary licensed access from the adjacent public right of way and will result in an improvement over the existing situation by removing any potential conflicts with existing users of the PROW.

Given the above, the application is deemed to be acceptable from a highway safety point of view.

Nick Culhane January 2024