Technical Note: Barton Park, Eastleigh, New Access

Site:	Unit 9, Barton Park, Eastleigh
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Approved by:	John Russell
Date:	1st May 2025

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1.0 Introduction

1.1 This Technical Note has been prepared on behalf of JLL to accompany a planning application to provide a new access to Unit 9, Barton Park, Eastliegh from Tower Lane.

1.2 Access to Unit 9 for HGV's is currently restricted by the existing access arrangements to the north from Chicken Hall Lane. The location of Unit 9 is detailed within the figure below.

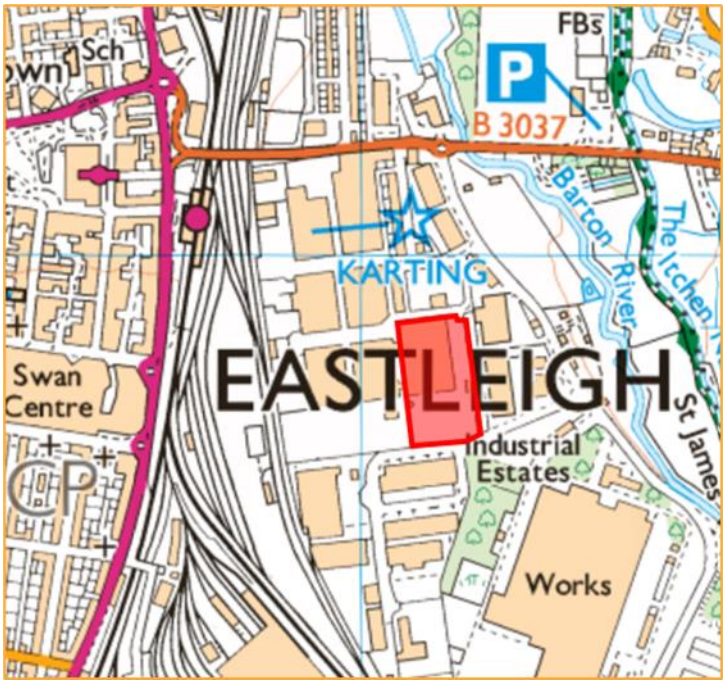


Figure 1.1 – Field Location

1.3 This Technical Note provides details of the new access arrangements.

2.0 Existing Access

2.1 The existing access to Unit 9 is via the internal road network of Barton Park, as detailed within Figure 2.1 below. The access road is between 5.5 metres and 6.5 metres wide and given the alignment of the road, access for HGV's is extremely difficult. Given the width and alignment of the access road within Barton Park, there is insufficient width to enable to HGV's to pass.

2.2 The poor alignment restricting access for HGV's is resulting in JLL finding difficulties in letting unit 9, which is currently vacant.

Figure 2.1 – Existing entrance location

2.3 Given the width of the access road and the geometric layout of the junction, HGV's accessing Unit 9 are required to use both sides of the carriageway.

2.4 This movement is potential dangerous for vehicles travelling from west to north around the inside of the bend at the adjacent junction, given the restricted forward visibility.

3.0 Proposed Access.

3.1 The proposal is to construct a new access from Tower Lane, which will be 7.3 metres wide with 8 metre radii as detailed on Drawing 2403063/02 within **Appendix A**. In addition visibility splays, in accordance with the requirements of Manual for Streets and Hampshire County Council Technical Guidance Note 3, of 2.4 metres by 43 metres are also provided which will be within the highway or land under the control of JLL as also detailed on Drawing 2403063/01 within **Appendix B**.

3.2 A review of accident data on the Collision Plot website details that no recorded accidents have occurred along Tower Lane in the vicinity of the new access within the last 10 years of available data, as detailed within Figure 3.1 below.

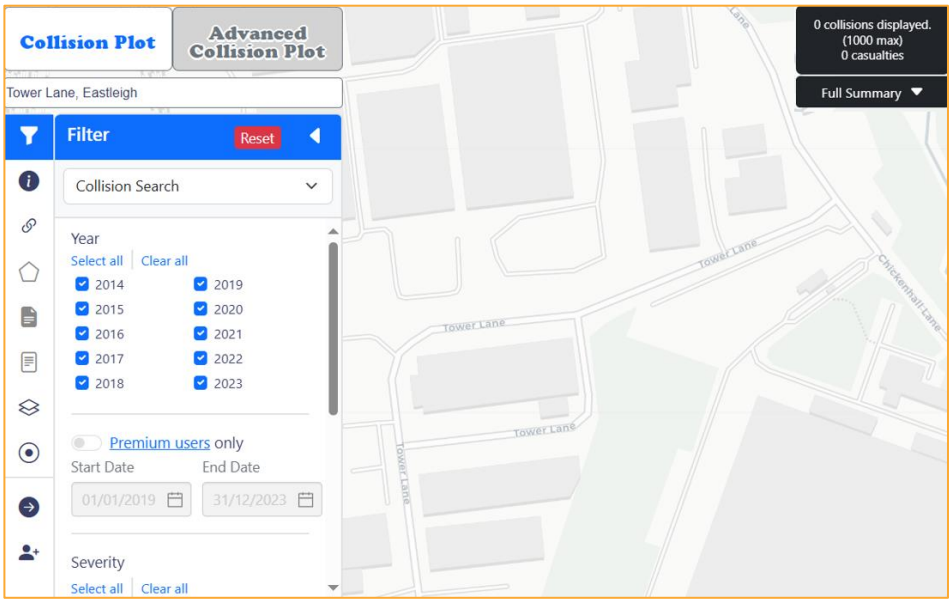


Figure 3.1 – Review of Accident Data

3.3 Swept path analysis of an HGV entering and leaving in a forward gear, is provided on drawing 2403063/03 within **Appendix C**, which shows the access and HGV turning area has no implications on the existing parking area of Unit 9.

3.4 Site visits have indicated that at certain times of the day, vehicles park along Tower Lane within the vicinity of the new access. Detailed swept path analysis of the access provided on Drawing 2403063/TK01 within **Appendix D**, has shown, that while the 7.3 metres width of Tower Lane can accommodate HGV movements in and out of the access, any vehicle parked immediately either side of the access could inhibit safe egress and entry into the site

3.5 Therefore we would request that no parking restrictions be implemented either side of the access as detailed drawing 2403063/01 within **Appendix A**. We are aware that any Traffic Regulation Order (TRO) is subject to a statutory consultation process and subject to approval by members, however we can confirm that JLL would pay all reasonable costs associated with the TRO process

3.6 Engineering services at Hampshire County Council have been approached regarding the installation of parking restrictions but have stated that these can only be brought forward once planning permission has been obtained and while the S278 works are progressing.

3.7 The access will be subject to a S278 agreement and will be constructed in accordance with the requirements of the Hampshire County Council Technical Guidance Notes.

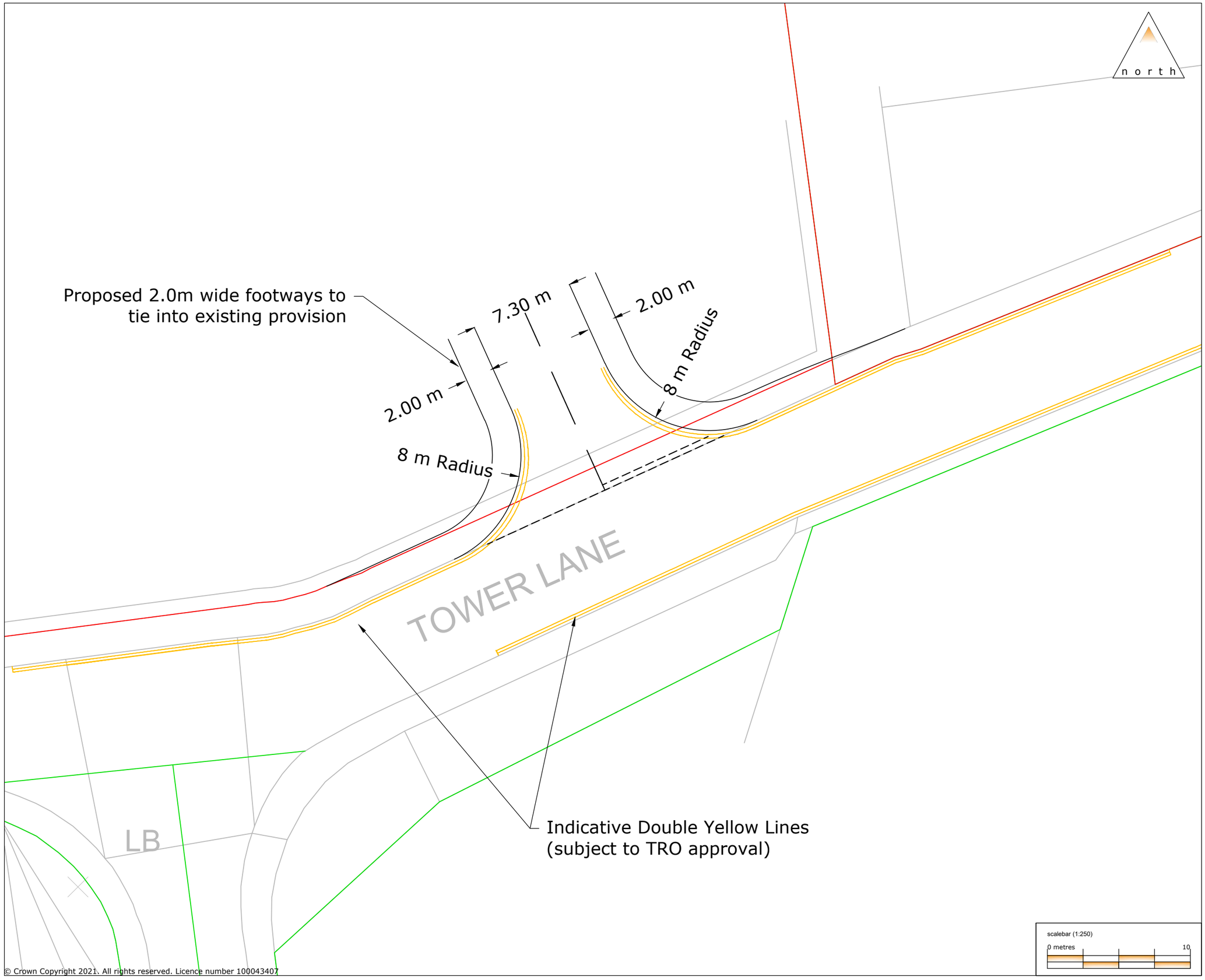
4.0 Summary

4.1 These proposals will provide a new access to Unit 9, Barton Park, Eastliegh, an improvement over the existing access arrangement, which is located from a narrow accessway.

4.2 The access will have the requisite visibility splays and vehicles will be able to enter and leave the carriageway within a forward gear. Therefore the proposals will not have a material yet alone a severe impact on the highway in accordance with the requirements of the NPPF.

Appendix A

Proposed Access Arrangements



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Rev:	Description:	Date:	Rev By:	Chk'd:

KEY

Indicative Site Boundary

Land Title Boundary

motion

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Project:
Tower Lane, Barton Park

Title:
Potential Site Access Design on Tower Lane

Client:
Jones Lang Lasalle

Drawing Status: Issue

Scale: 1:250 (@ A3) Date: 28/03/24

Drawn: DR Checked: CA Approved: CA

Drawing: 2403063-02 Revision:

Appendix B

Visibility Splay Drawing

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Rev:	Description:	Date:	Rev By:	Chk'd:

KEY

Indicative Site Boundary

Land Title Boundary

motion

Guildford - London - Reading
www.motion.co.uk

Project:
Tower Lane, Barton Park

Title:
Visibility Splays
for Potential Site Access

Client:
Jones Lang Lasalle

Drawing Status:

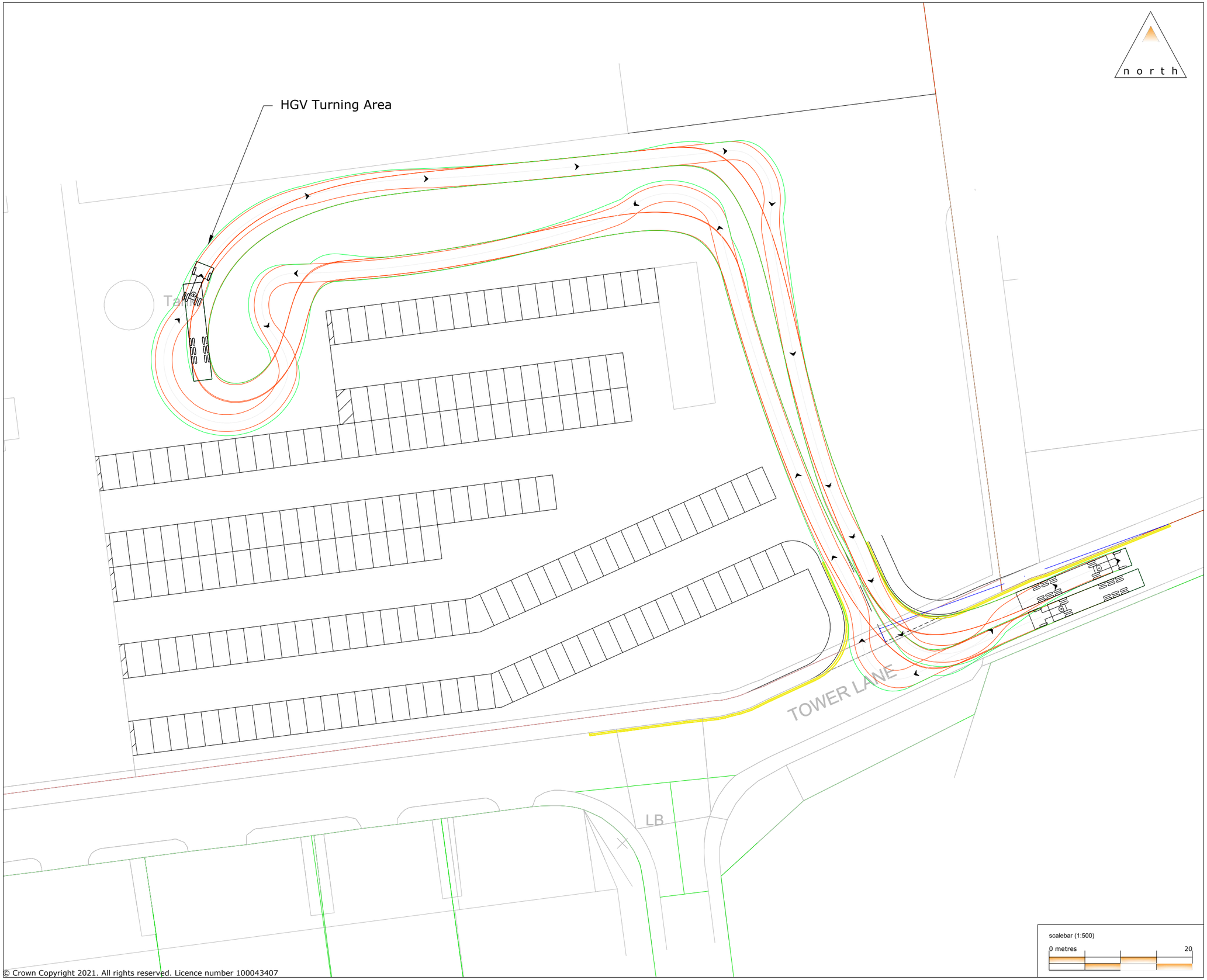
Scale: 1:250 (@ A3) Date: 28/03/24

Drawn: DR Checked: CA Approved: CA

Drawing: Revision:
2403063-01

Appendix C

Swept Path Analysis - Within Site



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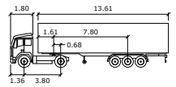
Rev:	Description:	Date:	Rev By:	Chk'd:

KEY

Site Boundary

Land Title Boundary



Artic

	meters		
Tractor Width	: 2.55	Lock to Lock Time	: 6.0
Trailer Width	: 2.55	Steering Angle	: 42.7
Tractor Track	: 2.55	Articulating Angle	: 70.0
Trailer Track	: 2.55		

Car Parking Spaces: 189

motion

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www.motion.co.uk

Project:

Tower Lane, Barton Park

Title:

Potential Car Parking Layout on Tower Lane Site Access

Client:

Jones Lang Lasalle

Drawing Status:

Scale: 1:500 (@ A3) Date: 16/05/25

Drawn: DR Checked: CS Approved: CS

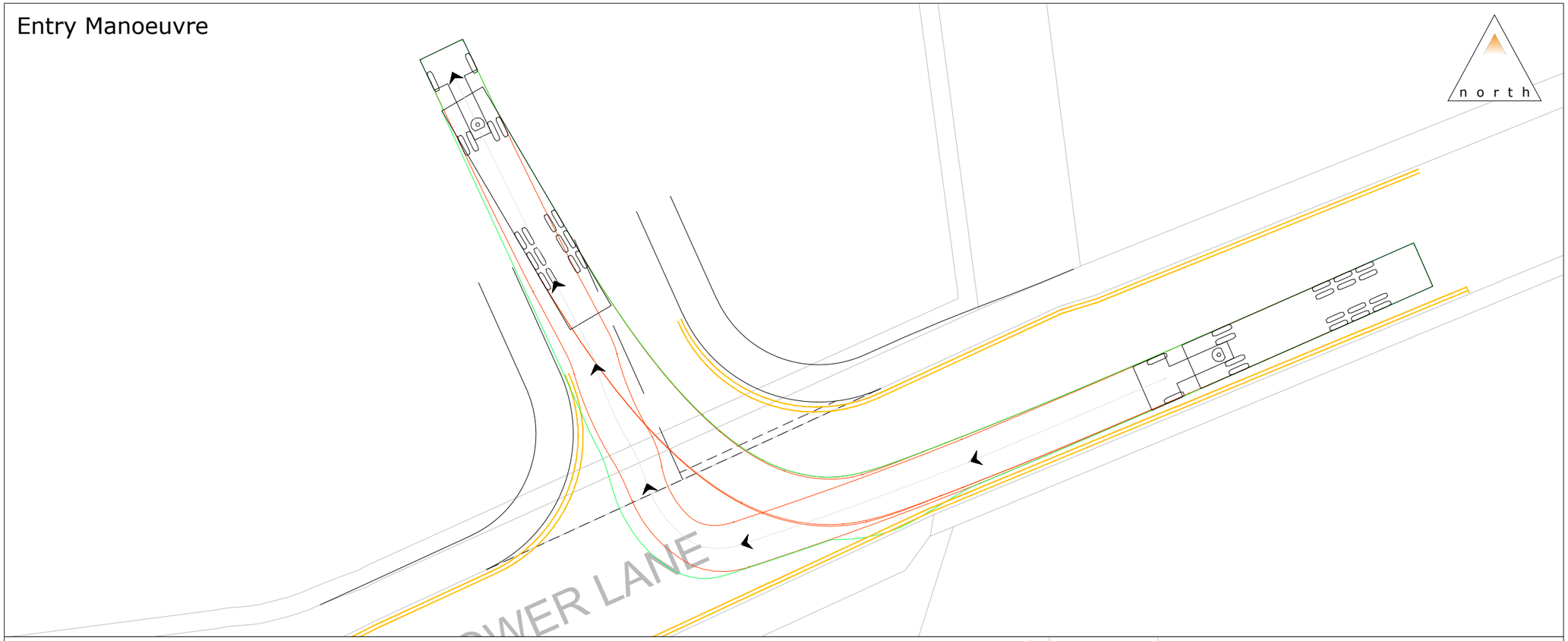
Drawing: 2403063-03 Revision:

C:\Users\droddy\Motion\StaffSite - Jleast 2403063\Drawings\2403063-03.dwg

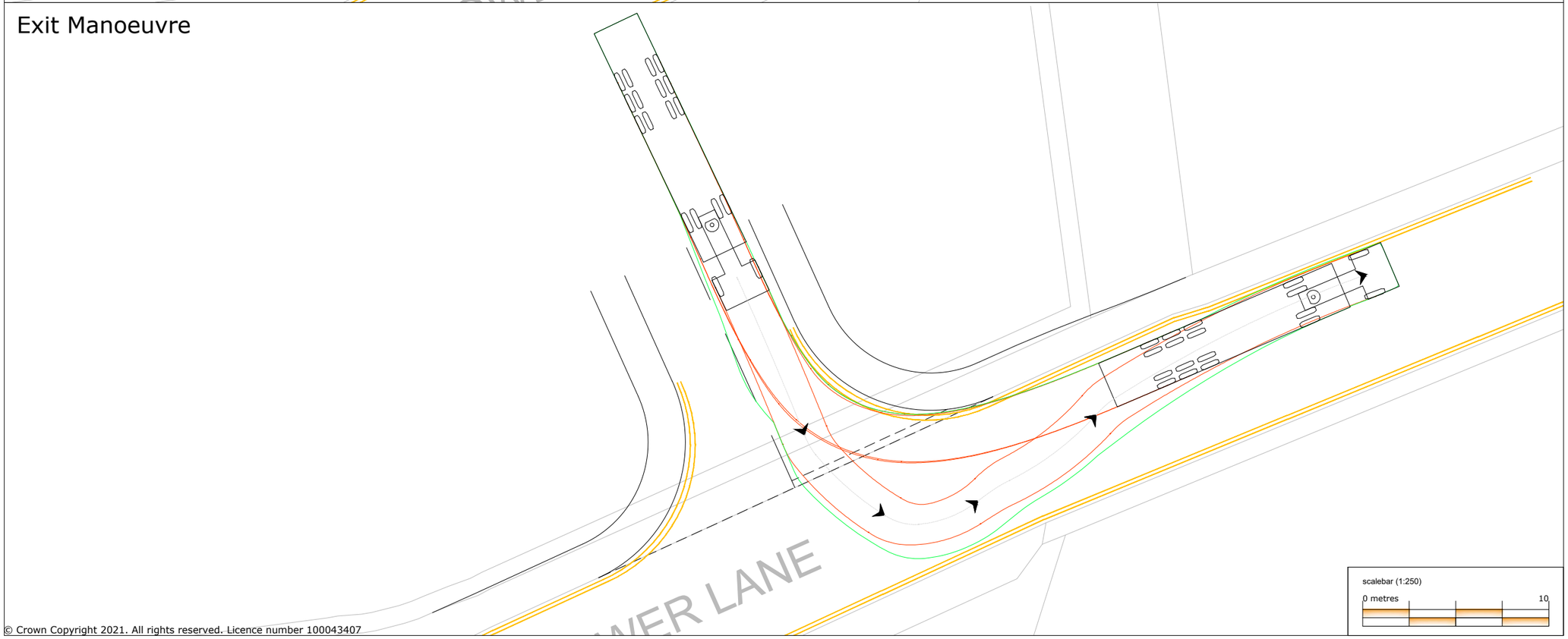
Appendix D

Swept Path Analysis - Access

Entry Manoeuvre



Exit Manoeuvre



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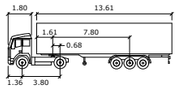
Rev:	Description:	Date:	Rev By:	Chk'd:



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Tractor Track	: 2.55	Articulating Angle	: 70.0
Trailer Track	: 2.55		

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Guildford - London - Reading

www.motion.co.uk

Project:

Tower Lane, Barton Park

Title:

Swept Path Analysis
16.5 m Articulated HGV

Client:

Jones Lang Lasalle

Drawing Status: Issue

Scale: 1:250 (@ A3) Date: 27/03/24

Drawn: DR Checked: CA Approved: CA

Drawing: Revision:

2403063-TK01