

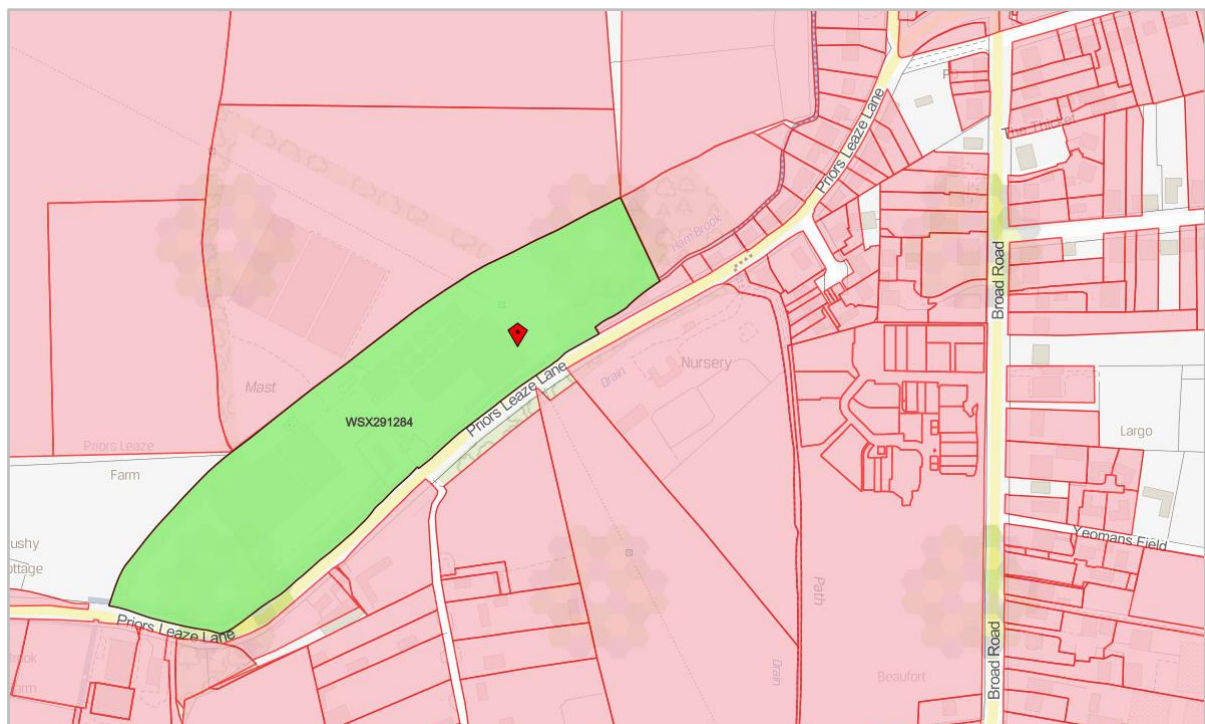
Technical Note

Project No: ITB12368
Project Title: Priors Leaze Lane, Hambrook
Title: Access Appraisal
Ref: SAW/MS/GT/ITB12368-001 TN
Date: 6 February 2019

1.1 Introduction

1.1.1 This note supports a Local Plan promotion for residential development by Chichester Grain Ltd at land to the north of Priors Leaze Lane, Hambrook. The site fronts onto the northern side of Priors Leaze Lane and it includes a grain store located at the western end of the site with currently undeveloped land (the subject of the Local Plan promotion) to the east. A site location plan is provided at Image 1.1.

Image 1.1: Site Location Plan



Source: Land Registry

1.1.2 Chichester Grain Ltd is seeking to promote part of their site for residential development comprising up to 50 homes, served by a new point of access from Priors Leaze Lane, through the Local Plan process.

1.1.3 This Technical Note (TN) presents the potential access arrangement and demonstrates that a safe and suitable access to the site can be provided, in accordance with paragraph 108 of the NPPF.

1.1.4 The remainder of this TN is structured as follows:

- Section 2 sets out the existing highway conditions along Priors Leaze Lane;
- Section 3 describes the proposed site access arrangements; and
- Section 4 provides a summary and conclusions of the report.

SECTION 2 Existing Conditions

2.1 Priors Leaze Lane is a two-way single carriageway road which is subject to the national speed limit (60mph) within the vicinity of the site, reducing to 30mph immediately to the east. Priors Leaze Lane leads towards Southbourne to the west and Hambrook to the east. The carriageway is some 5m wide fronting the site.

2.2 Automatic Traffic Counters (ATC's) were installed on Priors Leaze Lane east and west of the proposed development site between 21 January 2019 and 29 January 2019 to record vehicle speeds. Table 2.1 below sets out the observed 85th percentile wet weather speeds in both directions. The full survey results are provided at Appendix A.

Table 2.1: Priors Leaze Lane – 24 Hour 85th Percentile Observed Wet Weather Speeds

Direction of Travel	Speed (mph)
Eastbound (<i>ref: ATC west of the site</i>)	32.3
Westbound (<i>ref: ATC east of the site</i>)	30.5

Source: Traffic Surveys 2019

2.3 On this basis the observed wet weather speeds are well below the posted derestricted speed limit.

2.4 The ATC's confirm Priors Leaze Lane is a lightly trafficked lane, with typical weekday peak hour two-way traffic flows of some 85 vehicles per hour. This equates to just over one additional vehicle movement per minute. It has an unblemished highway safety record fronting the site, with no injury accidents recorded within the five-year period from 2013 to 2017 (*ref: crashmap.co.uk*).

SECTION 3 Site Access Arrangements

3.1 Site Access

3.1.1 The development site can be accessed via a new access on Priors Leaze Lane in the form of a simple priority junction which is shown in drawing ITB12368-GA-001. The site access would be some 135m east of the existing grain store access and have the following geometric attributes:

- 5.5m wide access road (more than sufficient for a car to pass a large vehicle);
- 6m corner radii; and
- 2m wide footways on both sides of the access road.

3.1.2 Drawing ITB12368-GA-001 shows visibility splays of 44m to the left and 48m to the right (at a 2.4m setback). The visibility splays are appropriate for the 85th percentile wet weather speeds identified in Section 2 (based on Manual for Streets stopping sight distances which apply when vehicle speeds are under 40mph (*ref: Manual for Streets 2 paragraph 1.3.6*)).

3.1.3 The site could potentially accommodate up to 50 residential dwellings. A residential development of this quantum would typically generate 30 two-way vehicle movements during the network peak periods. This equates to one additional vehicle movement along Priors Leaze Lane every two minutes. On this basis the access will operate with ample spare capacity (noting that Priors Leaze Lane is also lightly trafficked).

3.2 Summary

3.2.1 The Local Plan promotion site can be accessed by a simple priority junction on Priors Leaze Lane. The access:

- Accords with geometric design guidance;
- Provides appropriate visibility splays for the observed 85th percentile wet weather speeds; and
- Will operate with ample spare capacity.

3.2.2 On this basis, the access arrangement accords with paragraph 108 of the NPPF.

SECTION 4 Summary and Conclusions

4.1 Summary

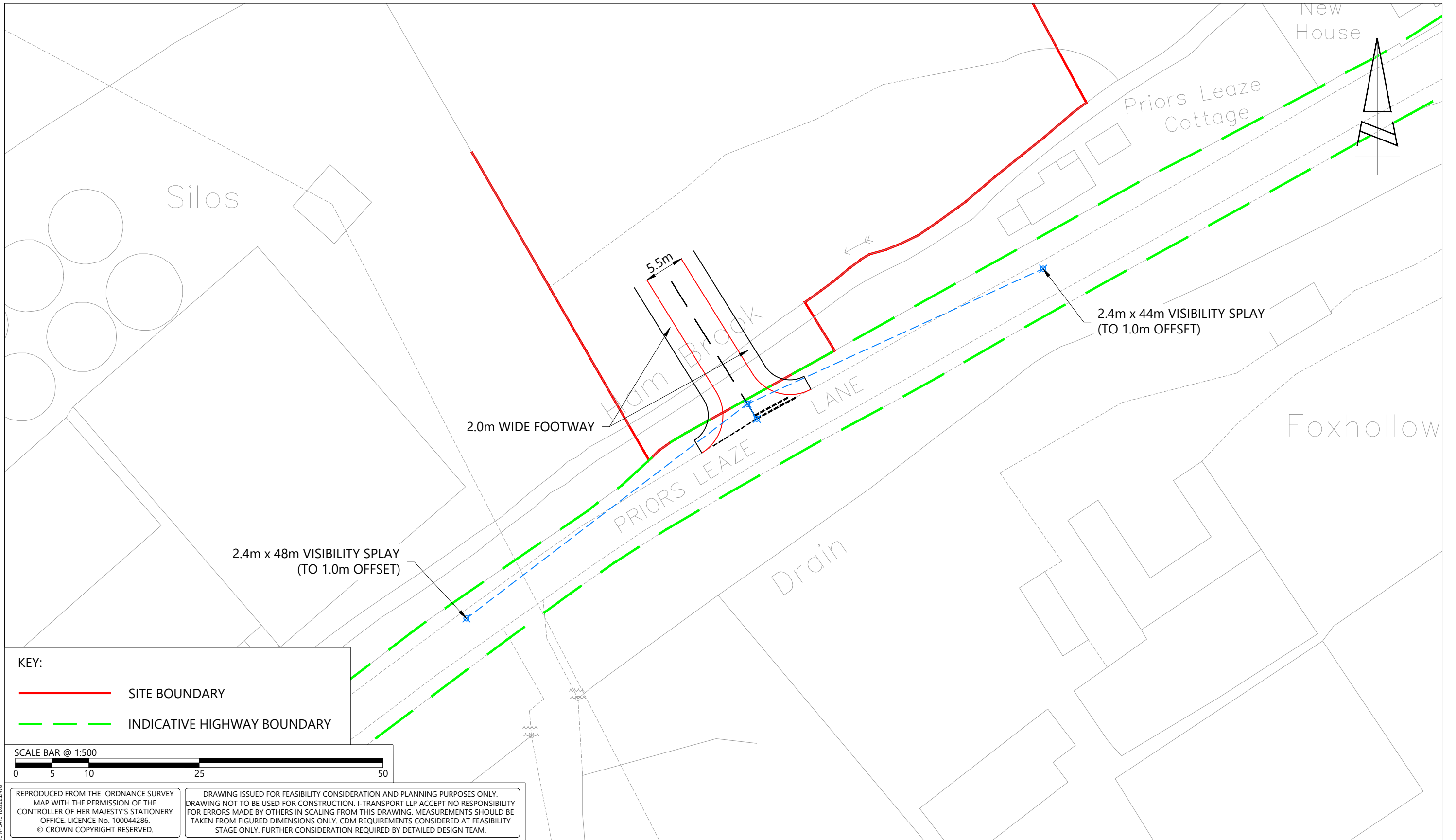
4.1.1 This TN provides an access strategy for a potential residential development of up to 50 homes at a Local Plan promotion site north of Priors Leaze Lane. It presents a new simple priority junction (135m east of the grain store access) which:

- Accords with geometric design guidance;
- Provides appropriate visibility splays for the observed 85th percentile wet weather speeds; and
- Will operate with ample spare capacity.

4.1.2 On this basis:

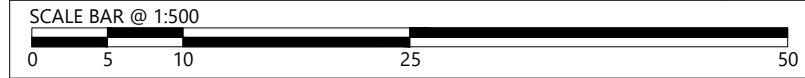
- The site is capable of accommodating a residential development of up to 50 homes served by a new priority junction onto Priors Leaze Lane; and
- Safe and suitable access can be achieved in accordance with paragraph 108 of the NPPF.

DRAWINGS



KEY:

- SITE BOUNDARY
- - - INDICATIVE HIGHWAY BOUNDARY



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<p>Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG Tel: 01256 338640 www.i-transport.co.uk</p>		<table border="1"> <tr> <td>REV</td> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> <td>CHK</td> <td>APD</td> </tr> <tr> <td colspan="6">STATUS: FOR INFORMATION</td> </tr> </table>				REV	DATE	BY	DESCRIPTION	CHK	APD	STATUS: FOR INFORMATION						<p>TITLE: POTENTIAL SITE ACCESS ARRANGEMENT</p> <p>PROJECT: PRIORS LEAZE LANE, HAMBROOK</p> <p>CLIENT: CHICHESTER GRAIN LTD</p>			<table border="1"> <tr> <td>DRAWN: SH</td> <td>CHECKED: GT</td> <td>APPROVED: MS</td> </tr> <tr> <td colspan="2">SCALE @ A3: 1:500</td> <td>DATE: 31.01.19</td> </tr> <tr> <td colspan="3">PROJECT No: ITB12368</td> </tr> <tr> <td colspan="2">DRAWING No: ITB12368-GA-001</td> <td>REV: -</td> </tr> </table>			DRAWN: SH	CHECKED: GT	APPROVED: MS	SCALE @ A3: 1:500		DATE: 31.01.19	PROJECT No: ITB12368			DRAWING No: ITB12368-GA-001		REV: -
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APPENDIX A. ATC SURVEY DATA

Intelligent Data - Automatic Traffic Count Output



Period Commencing: 21/01/2019

Road Name: Priors Leaze Lane

Flow from : Cooks Lane (W)

Vehicle Classification: All Vehicles

to: Hambrook Hill South (E)

Prepared by: Matthew Mills

Checked by: Luke Martin

Hour Ending	Monday 21/01/2019	Tuesday 22/01/2019	Wednesday 23/01/2019	Thursday 24/01/2019	Friday 25/01/2019	Saturday 26/01/2019	Sunday 27/01/2019	Monday 28/01/2019	Tuesday 29/01/2019	Wednesday 30/01/2019	Thursday 31/01/2019	Friday 01/02/2019	Saturday 02/02/2019	Sunday 03/02/2019
01:00	*	0	0	0	0	0	3	2	0	*	*	*	*	*
02:00	*	0	0	0	0	1	0	1	0	*	*	*	*	*
03:00	*	0	0	2	0	1	1	0	0	*	*	*	*	*
04:00	*	0	2	0	2	0	1	4	0	*	*	*	*	*
05:00	*	0	0	0	1	1	0	0	0	*	*	*	*	*
06:00	*	3	4	2	1	1	4	3	4	*	*	*	*	*
07:00	*	3	6	6	4	1	6	5	9	*	*	*	*	*
08:00	*	23	18	20	19	3	5	30	20	*	*	*	*	*
09:00	*	47	45	40	48	13	5	50	41	*	*	*	*	*
10:00	*	30	26	23	31	27	21	21	26	*	*	*	*	*
11:00	*	28	17	16	37	28	25	22	20	*	*	*	*	*
12:00	*	22	29	31	16	22	23	18	23	*	*	*	*	*
13:00	*	21	27	19	26	22	19	34	*	*	*	*	*	*
14:00	*	25	20	26	32	25	19	28	*	*	*	*	*	*
15:00	*	29	22	29	16	11	32	26	*	*	*	*	*	*
16:00	*	41	40	35	44	15	16	40	*	*	*	*	*	*
17:00	*	26	23	34	37	17	21	35	*	*	*	*	*	*
18:00	*	27	22	36	29	23	23	35	*	*	*	*	*	*
19:00	*	19	23	26	23	16	14	16	*	*	*	*	*	*
20:00	*	14	12	21	16	5	5	22	*	*	*	*	*	*
21:00	*	12	12	9	16	16	8	14	*	*	*	*	*	*
22:00	*	4	8	8	14	6	5	10	*	*	*	*	*	*
23:00	4	1	4	3	6	3	1	1	*	*	*	*	*	*
00:00	1	1	0	2	4	3	0	1	*	*	*	*	*	*
Summary Data														
0700-1900	0	338	312	335	358	222	223	355	130	0	0	0	0	0
0600-2200	0	371	350	379	408	250	247	406	139	0	0	0	0	0
0600-0000	5	373	354	384	418	256	248	408	139	0	0	0	0	0
0000-0000	5	376	360	388	422	260	257	418	143	0	0	0	0	0
0700-1000	0	100	89	83	98	43	31	101	87	0	0	0	0	0
1600-1900	0	72	68	96	89	56	58	86	0	0	0	0	0	0
Peak Hour Analysis														
07:00-10:00	0	47	45	40	48	27	21	50	41	0	0	0	0	0
10:00-16:00	0	41	40	35	44	28	32	40	23	0	0	0	0	0
16:00-19:00	0	27	23	36	37	23	23	35	0	0	0	0	0	0

Note: Peak Hour Analysis calculates and then highlights the highest flow within the period listed

Intelligent Data - Automatic Traffic Count Output



Period Commencing: 21/01/2019

Road Name: Priors Leaze Lane

Flow from : Hambrook Hill South (E)

Vehicle Classification: All Vehicles

to: Cooks Lane (W)

Prepared by: Matthew Mills

Checked by: Luke Martin

Hour Ending	Monday 21/01/2019	Tuesday 22/01/2019	Wednesday 23/01/2019	Thursday 24/01/2019	Friday 25/01/2019	Saturday 26/01/2019	Sunday 27/01/2019	Monday 28/01/2019	Tuesday 29/01/2019	Wednesday 30/01/2019	Thursday 31/01/2019	Friday 01/02/2019	Saturday 02/02/2019	Sunday 03/02/2019
01:00	*	0	0	1	1	0	2	1	0	*	*	*	*	*
02:00	*	0	0	0	0	0	1	0	0	*	*	*	*	*
03:00	*	0	1	0	0	0	0	0	0	*	*	*	*	*
04:00	*	0	1	0	1	1	2	0	0	*	*	*	*	*
05:00	*	0	0	0	0	2	0	0	0	*	*	*	*	*
06:00	*	2	2	2	4	1	0	2	1	*	*	*	*	*
07:00	*	7	3	4	4	4	2	5	6	*	*	*	*	*
08:00	*	34	25	23	28	5	5	37	34	*	*	*	*	*
09:00	*	54	54	51	66	16	9	61	69	*	*	*	*	*
10:00	*	24	31	23	42	18	20	34	27	*	*	*	*	*
11:00	*	19	26	29	21	25	26	24	18	*	*	*	*	*
12:00	*	20	19	31	16	23	27	21	18	*	*	*	*	*
13:00	*	29	22	25	30	25	26	32	*	*	*	*	*	*
14:00	*	28	22	33	26	29	25	26	*	*	*	*	*	*
15:00	*	27	44	33	37	12	19	34	*	*	*	*	*	*
16:00	*	42	38	43	35	16	24	41	*	*	*	*	*	*
17:00	*	40	36	36	47	22	17	46	*	*	*	*	*	*
18:00	*	34	31	47	45	25	23	41	*	*	*	*	*	*
19:00	*	28	20	33	31	15	14	21	*	*	*	*	*	*
20:00	*	14	9	10	16	6	7	11	*	*	*	*	*	*
21:00	*	9	7	7	10	7	8	12	*	*	*	*	*	*
22:00	*	6	8	8	11	6	3	3	*	*	*	*	*	*
23:00	2	3	1	4	6	4	3	2	*	*	*	*	*	*
00:00	2	0	0	3	4	3	2	1	*	*	*	*	*	*
Summary Data														
0700-1900	0	379	368	407	424	231	235	418	166	0	0	0	0	0
0600-2200	0	415	395	436	465	254	255	449	172	0	0	0	0	0
0600-0000	4	418	396	443	475	261	260	452	172	0	0	0	0	0
0000-0000	4	420	400	446	481	265	265	455	173	0	0	0	0	0
0700-1000	0	112	110	97	136	39	34	132	130	0	0	0	0	0
1600-1900	0	102	87	116	123	62	54	108	0	0	0	0	0	0
Peak Hour Analysis														
07:00-10:00	0	54	54	51	66	18	20	61	69	0	0	0	0	0
10:00-16:00	0	42	44	43	37	29	27	41	18	0	0	0	0	0
16:00-19:00	0	40	36	47	47	25	23	46	0	0	0	0	0	0

Note: Peak Hour Analysis calculates and then highlights the highest flow within the period listed

Intelligent Data - Automatic Traffic Count Output

Period Commencing: 21/01/2019
Road Name: Priors Leaze Lane

Prepared by: Matthew Mills
Checked by: Luke Martin



Speed Summary Data

A-B Direction

Date	Mean Speed (mph)	85%ile Speed (mph)
21/01/2019	23.1	-
22/01/2019	27.7	34.4
23/01/2019	27.5	33.7
24/01/2019	28.3	34.4
25/01/2019	28.2	34.3
26/01/2019	28.6	35.3
27/01/2019	29.0	35.5
28/01/2019	29.9	36.6
29/01/2019	28.8	34.9
30/01/2019	-	-
31/01/2019	-	-
01/02/2019	-	-
02/02/2019	-	-
03/02/2019	-	-

B-A Direction

Date	Mean Speed (mph)	85%ile Speed (mph)
21/01/2019	26.1	-
22/01/2019	27.0	34.2
23/01/2019	27.6	35.2
24/01/2019	28.1	35.3
25/01/2019	28.7	36.4
26/01/2019	28.3	35.9
27/01/2019	28.3	35.4
28/01/2019	29.3	36.8
29/01/2019	28.3	36.1
30/01/2019	-	-
31/01/2019	-	-
01/02/2019	-	-
02/02/2019	-	-
03/02/2019	-	-

These speeds represent those which are between 1%-10% above the posted speed limit
 These speeds represent those which are between 10%-20% above the posted speed limit
 These speeds represent those which are over 20% above the posted speed limit

Intelligent Data - Automatic Traffic Count Output



Period Commencing: 21/01/2019

Road Name: Priors Leaze Lane

Flow from : Crooks Lane (W)

Vehicle Classification: All Vehicles

to: Hambrook Hill South (E)

Prepared by: Matthew Mills

Checked by: Luke Martin

Hour Ending	Monday 21/01/2019	Tuesday 22/01/2019	Wednesday 23/01/2019	Thursday 24/01/2019	Friday 25/01/2019	Saturday 26/01/2019	Sunday 27/01/2019	Monday 28/01/2019	Tuesday 29/01/2019	Wednesday 30/01/2019	Thursday 31/01/2019	Friday 01/02/2019	Saturday 02/02/2019	Sunday 03/02/2019
01:00	*	0	1	0	0	0	3	1	0	*	*	*	*	*
02:00	*	0	0	0	0	1	0	0	0	*	*	*	*	*
03:00	*	1	0	0	0	0	0	0	0	*	*	*	*	*
04:00	*	0	1	0	3	0	1	2	0	*	*	*	*	*
05:00	*	2	1	1	2	1	0	0	2	*	*	*	*	*
06:00	*	6	6	4	4	1	4	6	7	*	*	*	*	*
07:00	*	5	7	8	5	2	6	5	9	*	*	*	*	*
08:00	*	28	19	22	26	5	8	33	24	*	*	*	*	*
09:00	*	53	57	55	49	14	6	51	48	*	*	*	*	*
10:00	*	35	28	27	36	31	20	21	29	*	*	*	*	*
11:00	*	31	20	24	40	29	29	22	24	*	*	*	*	*
12:00	*	23	30	40	19	25	24	23	26	*	*	*	*	*
13:00	*	27	26	25	28	21	19	40	28	*	*	*	*	*
14:00	*	26	27	32	29	25	21	28	*	*	*	*	*	*
15:00	*	38	22	27	25	17	30	27	*	*	*	*	*	*
16:00	*	38	37	40	44	11	14	38	*	*	*	*	*	*
17:00	*	24	27	33	37	19	21	36	*	*	*	*	*	*
18:00	*	29	26	34	27	23	19	33	*	*	*	*	*	*
19:00	*	18	21	23	22	12	13	16	*	*	*	*	*	*
20:00	*	11	11	19	15	3	7	15	*	*	*	*	*	*
21:00	*	14	12	8	10	9	6	10	*	*	*	*	*	*
22:00	*	2	7	9	10	3	7	7	*	*	*	*	*	*
23:00	3	0	2	4	7	3	2	1	*	*	*	*	*	*
00:00	1	1	1	1	3	3	0	1	*	*	*	*	*	*
Summary Data														
0700-1900	0	370	340	382	382	232	224	368	179	0	0	0	0	0
0600-2200	0	402	377	426	422	249	250	405	188	0	0	0	0	0
0600-0000	4	403	380	431	432	255	252	407	188	0	0	0	0	0
0000-0000	4	412	389	436	441	258	260	416	197	0	0	0	0	0
0700-1000	0	116	104	104	111	50	34	105	101	0	0	0	0	0
1600-1900	0	71	74	90	86	54	53	85	0	0	0	0	0	0
Peak Hour Analysis														
07:00-10:00	0	53	57	55	49	31	20	51	48	0	0	0	0	0
10:00-16:00	0	38	37	40	44	29	30	40	28	0	0	0	0	0
16:00-19:00	0	29	27	34	37	23	21	36	0	0	0	0	0	0

Note: Peak Hour Analysis calculates and then highlights the highest flow within the period listed

Intelligent Data - Automatic Traffic Count Output



Period Commencing: 21/01/2019

Road Name: Priors Leaze Lane

Flow from : Hambrook Hill South (E)

Vehicle Classification: All Vehicles

to: Crooks Lane (W)

Prepared by: Matthew Mills

Checked by: Luke Martin

Hour Ending	Monday 21/01/2019	Tuesday 22/01/2019	Wednesday 23/01/2019	Thursday 24/01/2019	Friday 25/01/2019	Saturday 26/01/2019	Sunday 27/01/2019	Monday 28/01/2019	Tuesday 29/01/2019	Wednesday 30/01/2019	Thursday 31/01/2019	Friday 01/02/2019	Saturday 02/02/2019	Sunday 03/02/2019
01:00	*	1	0	1	1	0	3	1	0	*	*	*	*	*
02:00	*	0	0	0	0	0	1	0	0	*	*	*	*	*
03:00	*	0	1	0	0	0	0	0	0	*	*	*	*	*
04:00	*	1	1	0	1	1	2	0	0	*	*	*	*	*
05:00	*	0	0	0	0	0	0	0	0	*	*	*	*	*
06:00	*	0	0	0	2	1	0	1	0	*	*	*	*	*
07:00	*	6	4	3	4	4	3	3	4	*	*	*	*	*
08:00	*	31	23	27	25	4	5	33	29	*	*	*	*	*
09:00	*	55	53	54	67	13	8	60	61	*	*	*	*	*
10:00	*	33	36	31	47	20	18	35	37	*	*	*	*	*
11:00	*	22	23	31	16	23	28	22	21	*	*	*	*	*
12:00	*	28	18	30	18	23	27	27	27	*	*	*	*	*
13:00	*	29	26	37	31	27	27	35	25	*	*	*	*	*
14:00	*	32	24	35	29	28	21	30	*	*	*	*	*	*
15:00	*	29	40	31	40	17	16	31	*	*	*	*	*	*
16:00	*	52	42	51	42	11	21	51	*	*	*	*	*	*
17:00	*	38	42	40	42	23	21	50	*	*	*	*	*	*
18:00	*	36	32	43	38	23	20	36	*	*	*	*	*	*
19:00	*	30	23	32	32	16	13	21	*	*	*	*	*	*
20:00	*	12	9	12	15	7	7	9	*	*	*	*	*	*
21:00	*	8	8	7	10	6	7	9	*	*	*	*	*	*
22:00	*	9	10	10	10	5	4	4	*	*	*	*	*	*
23:00	2	5	2	7	5	4	3	5	*	*	*	*	*	*
00:00	3	2	1	3	6	3	3	2	*	*	*	*	*	*
Summary Data														
0700-1900	0	415	382	442	427	228	225	431	200	0	0	0	0	0
0600-2200	0	450	413	474	466	250	246	456	204	0	0	0	0	0
0600-0000	5	457	416	484	477	257	252	463	204	0	0	0	0	0
0000-0000	5	459	418	485	481	259	258	465	204	0	0	0	0	0
0700-1000	0	119	112	112	139	37	31	128	127	0	0	0	0	0
1600-1900	0	104	97	115	112	62	54	107	0	0	0	0	0	0
Peak Hour Analysis														
07:00-10:00	0	55	53	54	67	20	18	60	61	0	0	0	0	0
10:00-16:00	0	52	42	51	42	28	28	51	27	0	0	0	0	0
16:00-19:00	0	38	42	43	42	23	21	50	0	0	0	0	0	0

Note: Peak Hour Analysis calculates and then highlights the highest flow within the period listed

Intelligent Data - Automatic Traffic Count Output

Period Commencing: 21/01/2019
Road Name: Priors Leaze Lane

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Checked by: Luke Martin



Speed Summary Data

A-B Direction

Date	Mean Speed (mph)	85%ile Speed (mph)
21/01/2019	24.5	-
22/01/2019	27.4	32.9
23/01/2019	26.9	31.9
24/01/2019	25.4	31.1
25/01/2019	27.6	32.9
26/01/2019	28.3	33.7
27/01/2019	27.0	32.7
28/01/2019	28.4	34.4
29/01/2019	27.2	32.6
30/01/2019	-	-
31/01/2019	-	-
01/02/2019	-	-
02/02/2019	-	-
03/02/2019	-	-

B-A Direction

Date	Mean Speed (mph)	85%ile Speed (mph)
21/01/2019	28.6	-
22/01/2019	27.6	32.8
23/01/2019	27.5	32.4
24/01/2019	26.8	32.2
25/01/2019	28.0	33.5
26/01/2019	27.8	33.9
27/01/2019	27.9	33.6
28/01/2019	28.6	33.9
29/01/2019	28.1	33.2
30/01/2019	-	-
31/01/2019	-	-
01/02/2019	-	-
02/02/2019	-	-
03/02/2019	-	-

These speeds represent those which are between 1%-10% above the posted speed limit
 These speeds represent those which are between 10%-20% above the posted speed limit
 These speeds represent those which are over 20% above the posted speed limit