



Crest
NICHOLSON

Access Briefing Note

Land to the East of Tangier Lane, Bishop's Waltham



Tangier Lane, Bishop's Waltham

Applications 16/01327/OUT

Access Briefing Note

Land to the East of Tangier Lane, Bishop's Waltham

1. This Briefing Note has been prepared following the Planning Committee's decision at the meeting of 27th October to defer consideration of the outline application 16/01327/OUT for the erection of 66 residential units at land to the east of Tangier Lane. At the meeting Members were concerned to ensure that the site access could be delivered in a manner that ensures that highway safety for current and future users of Tangier Lane would not be compromised as a result of the proposals; the Committee, therefore, resolved to defer a decision pending consideration of further information and a site visit.
2. To assist the Committee, Crest Nicholson has pleasure in providing this Briefing Note and associated plans, which illustrate the proposed improvements to Tangier Lane, all of which can be undertaken on land located either within the limits of the public highway, or under the control of Crest Nicholson. This Note demonstrates that the scheme can deliver improvements to ensure that the highway can operate in accordance with national and local standards, as a consequence of which highway safety will not be compromised. We trust that the plans and explanatory material will help to clarify the position and will allay any concerns that Members have in respect of the safe operation of the highway following development of the site:

Key Considerations:

- i. Access to the site will be delivered via a priority controlled T-junction on Tangier Lane, located approximately 300m south of the junction with Winchester Road. Localised widening is proposed to allow two-way movements along Tangier Lane, in the vicinity of the site.
- ii. In preparing the application, Crest Nicholson commissioned Vectos to produce a Transport Assessment in support of development proposals. The Transport Assessment accompanied the planning application and contains plans which show that the proposed access to the site is safe and meets both national and local policy and standards.
- iii. A topographical survey of Tangier Lane from the junction with Park Road to the proposed site access has been undertaken. This demonstrates that Tangier Lane currently ranges has an access width ranging between 3.06m to 4.26m in width. This section of the existing carriageway does not permit a car to pass a large vehicle. A plan of the existing carriageway layout is provided at **Drawing: 120614/A/25**.
- iv. To address this, the application proposes localised widening be undertaken along Tangier Lane from the junction with Park Road to the proposed site access to increase the overall width of the carriageway to 4.8m as demonstrated at **Drawing: 120614/A/10 Rev. A**. The existing footway north of Ambleside will be maintained with widening on the eastern side of Tangier Lane incorporating part of the existing verge. A minimum of 0.46m verge is maintained. The proposed improvements are all either within the limits of the public highway or on land within the control of Crest Nicholson.
- v. Following implementation of the proposed highway improvement works, a car and a large vehicle, such as an articulated goods lorry or a large tractor would be able to pass each other safely, as shown at **Drawing: 120614/AT/K01**. A 4.8m carriageway is provided to provide safe access width, in line with Manual for Streets guidance.
- vi. The application site forms part of the housing allocation 'Policy BW3 – The Vineyard/Tangier Lane' within the emerging Local Plan Part 2. During the Examination in Public into the LPP2, the Inspector considered evidence relating to access and visited the site. The Inspector's Initial Findings issued to Winchester City Council raised no concerns regarding the proposed site access options within Policy BW3. Furthermore, the detailed proposed layout has been reviewed by Hampshire County Council and Winchester City Council Officers who have confirmed the proposed access and works to Tangier Lane are safe and acceptable having regard to both national and local policy and standards.

Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
Crest Strategic Projects

PROJECT:
**Tangier Lane
 Bishop's Waltham**

DRAWING TITLE:
**Existing Widths
 Tangier Lane**

SCALES:
1:500 at A3

DRAWN: JM CHECKED: AP DATE: 02/11/2016



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DRAWING NUMBER:
120614/A/25



REVISION:
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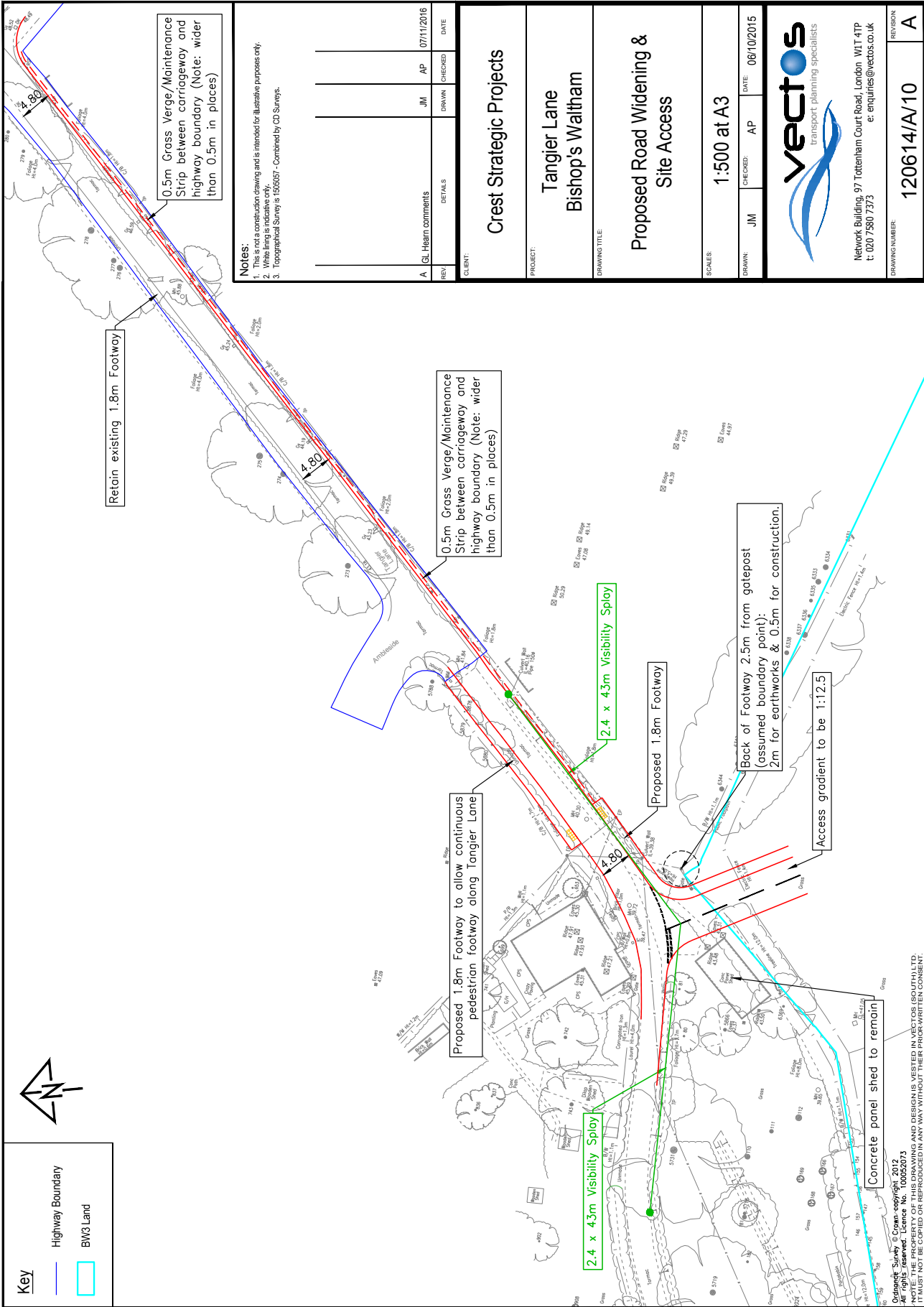


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Key

-  Highway Boundary
-  BW3 Land



Notes:
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 2. While lining is indicative only.
 3. Topographical Survey is 1505057 - Combined by CD Surveys.

REV	DETAILS	DATE
A	GL Heam comments	JM AP 07/11/2016

CLIENT: Crest Strategic Projects

PROJECT: Tangier Lane Bishop's Waltham

DRAWING TITLE: Proposed Road Widening & Site Access

SCALES: 1:500 at A3

DRAWN: JM CHECKED: AP DATE: 08/10/2015



vectos
transport planning specialists

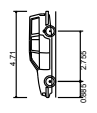
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DRAWING NUMBER: 120614/A/10

REVISION: A

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Estate Car (2006)
 Overall Length 4.71m
 Overall Width 1.694m
 Overall Body Height 1.442m
 Min. Body Ground Clearance 0.277m
 Max. Track Width 1.727m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 5.950m

REV	DETAILS	DRAWN	CHECKED	DATE

Crest Strategic Projects
 Tangier Lane
 Bishop's Waltham

Swept Path Analysis
 Tangier Lane Road Widening
 Car Passing HGV & Tractor

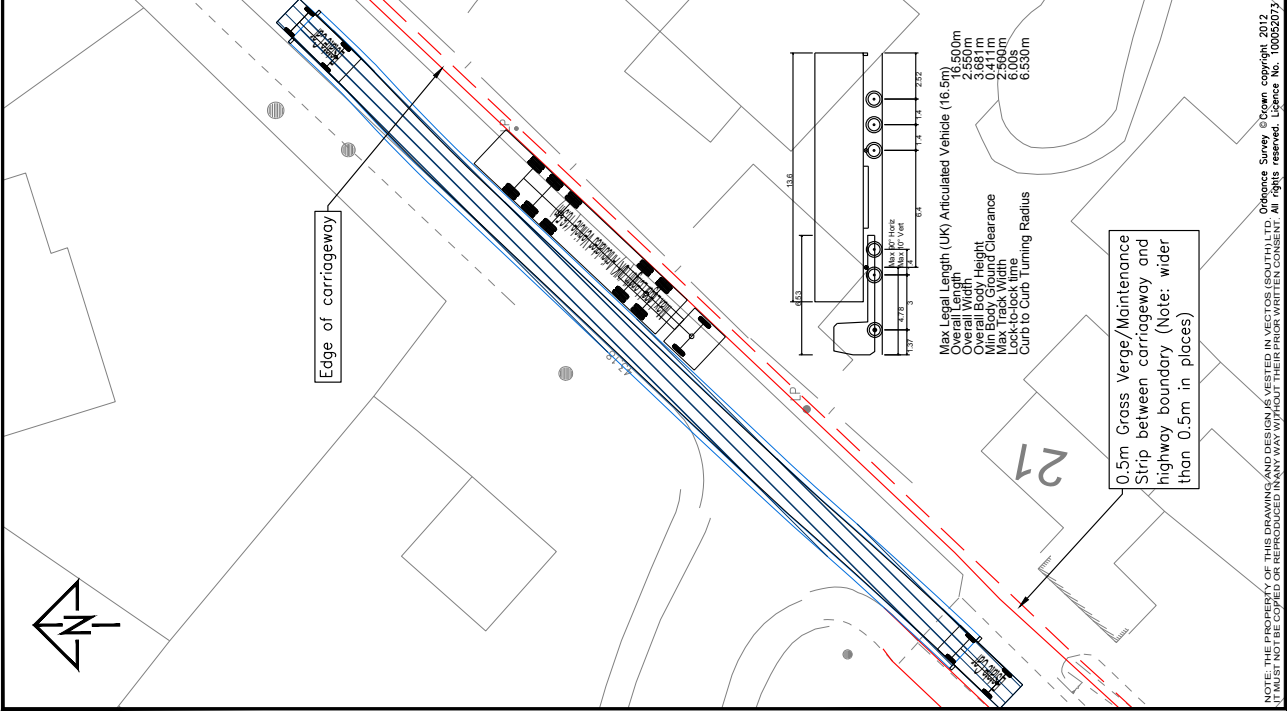
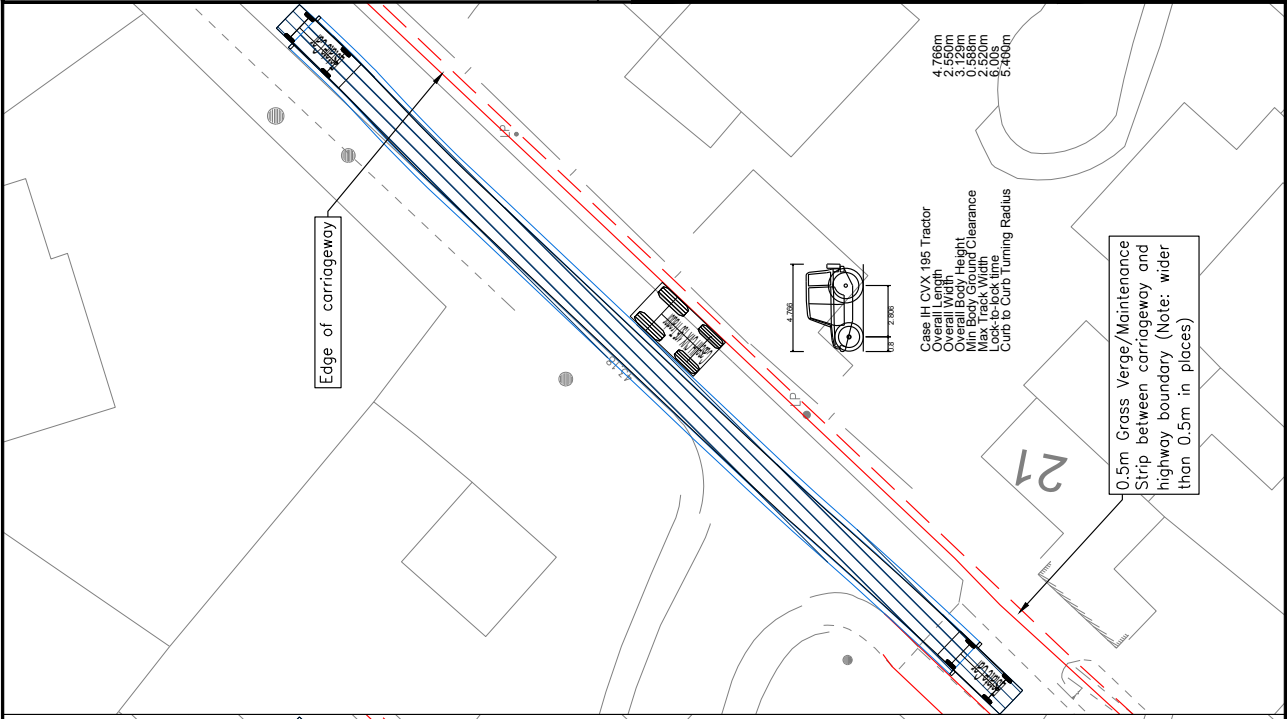
SCALES: 1:250 at A3

DRAWN: JMI CHECKED: AP DATE: 03/11/2016



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