

Hampshire County Highways

Comment Date: Wed 20 Nov 2013

LAND NORTH OF, BOYNESWOOD LANE, MEDSTEAD
REQUEST FOR SCREENING OPINION – RESIDENTIAL DEVELOPMENT
COMPRISING OF 60 DWELLINGS

Highways Comments

This consultation is a request for screening opinion – residential development comprising of 60 dwellings.

The site is located to the west of Boyneswood Road and to the north of Boyneswood Lane. Although fronting Boyneswood Land current access to the site is from Beechlands Road.

Boyneswood Lane (P227 EP) was declared prospectively maintainable 21 January 1952 and is also a Bridleway (32) and as a result our Rights of Way section should be consulted. Boyneswood Lane is unmade, single track with no passing places and unsuitable to serve the level of development proposed. I note from my site visit that there are several large mature trees along the site boundary with the lane which would be lost or under threat if any development were served from this direction or improvements carried out.

Beechlands Road is an unclassified road (U227 EE) and obvious route to consider as a means of access. This in mind the applicant should be advised to have a highways status check carried out with our headquarters as to the extent of the public highway in relation to the site.

Beechlands Road has a junction, forming a crossroads, with Five Ash Road (U227 EA), Red Hill (C138 KJ) and Roe Downs Road (C138 KG). This is within a 30 mph speed limit and therefore the visibility requirements at this junction would be a minimum of 2.4 +Metres by 43 Metres.

There are some 10 SHLAA sites to the north of the Mid Hants Railway Line and with the majority of traffic wanting the A31 and the facilities in Four Marks the cumulative effect needs to be considered. This should include the effect on and capacity of the junctions of Boyneswood Road and Lymington Bottom Road with Winchester Road (A31). In addition consideration will need to be given to the restrictions resulting from the need to pass over and under the above railway line.

Despite the site being less than the 100 dwelling threshold my headquarters should be consulted with respect to this cumulative effect as I understand the said junctions are nearing capacity.

I would recommend that an Environmental Impact Assessment should be requested. If the site is to be developed there will be a requirement for a contribution in line with Hampshire County Council's Transport Contributions Policy which is based on the additional multi-modal trips generated by the development.

Graham Oakley

Hampshire Highways South