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DMM/LVK/H.019

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Land at Croft Lane, Hayling Island

Following your instruction, I have visited the land at Croft Lane, Hayling Island to study the access situation in regard to development for 25 dwellings.

Croft Lane is presently a private road serving six plots and a stable yard. It is a little over 11 metres wide at Northwood Lane and some 60 metres long to the edge of the site. Croft Lane joins Northwood Lane some 16 metres from the junction of Northwood Lane with the A3023 Havant Road. Northwood Lane is a predominantly residential access road serving the dwellings close to the proposal site and has a 30 mile per hour speed limit.

Vehicles from the proposal site will predominantly wish to reach the wider highway network at Havant Road, and therefore turn left into Croft Lane and right out of Croft Lane. Visibility at the exit to Croft Lane is better than 2.5 metres by 90 metres to the left and to the adjacent junction at Havant Road to the right. The proximity of Croft Lane to the Havant Road junction will not give rise to safety problems due to the low use of Northwood Lane and the low speeds of vehicles turning off Havant Road and approaching the junction of Croft Lane and Northwood Lane.

Havant Road is a busy road carrying traffic to and from Hayling Island. It has a speed limit of 40 miles per hour. Adjacent to Northwood Lane, Havant Road passes through a number of bends, reducing the speed of vehicles. Measurements by my company indicate that the 85 percentile wet weather speeds of vehicles at the Northwood Lane junction is 24.8 miles per hour southbound and 26.4 miles per hour northbound. The visibility 'Y' distance at the junction in accordance with PPG 13 therefore needs to be 70 metres. The available visibility is 4.5 metres by 120 metres to the left, and 4.5 metres by 88 metres to the right. Visibility at the Northwood Lane junction with Havant Road is therefore satisfactory.

The site is close to bus services on Havant Road, with bus stops close to the junction of Northwood Lane and Havant Road. Services 30, 39, 39B and X50 travel on Havant Road providing a service approximately every 15 minutes during the day.

I can therefore confirm that the site is suitable for sustainable development and that a satisfactory access can be created.

Yours sincerely



David Mason

for

D M Mason

Engineering Consultants