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Date	14 th April 2020	Email	Tom.fisher@hants.gov.uk

For the attention of David Eaves

Dear Sirs

Proposal: Erection of three-storey multi-storey car park to provide 263 car parking spaces on existing Wellington Way car park. | Car Park, Wellington Way, Waterloooville

Thank you for consulting the Highway Authority on the above application which seeks the permission for the erection of a three-storey car park on the existing Welling Way car park which currently provides 126 car parking spaces, of which 98 are pay and display, 25 are permit holders only and 3 are reserved for blue badge holders. The Highway Authority previously commented on the application with a formal response dated 21st June 2019 which requested further information, which for clarity is listed below;

- Updated Personal Injury Accident data from Hampshire Constabulary
- Updated visibility splays
- Highway boundary information to be provided on drawings
- Improvements to pedestrian provision
- Drawing showing limit of queuing vehicles
- Stage One Road Safety Audit
- Confirmation of parking allocation
- Commentary on vehicular impact on local junctions

The applicant has submitted a Technical Note to the Local Planning Authority dated 6th September.

Personal Injury Accident data

The Highway Authority is satisfied that the recorded PIA data does not show

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

any trends which will be exacerbated by this development.

Updated visibility splays

The applicant has updated visibility splays on drawing PB8382-SK04 Rev P04 and shows that a splay of 2.4m by 37.6m can be provided, which corresponds to a 27.3mph vehicular speed. The Highway Authority is satisfied that speeds will likely be lower than this, which will be assisted by the applicant's proposed pedestrian improvements as shown on the aforementioned drawing and therefore is considered acceptable.

Highway boundary information

Drawing PB8382-SK06 Rev P01 shows the existing highway boundary and the proposed car park is overlaid. The proposed structure of the car park falls within the current highway boundary which is not considered acceptable. The applicant has stated that they will apply for extinguishment of highway rights in this location through a Section 247 application to the Secretary of State. It should be noted by the applicant and the LPA that this process does not guarantee a positive outcome and could be refused.

The Local Planning Authority should be made aware of the approach taken by the applicant and the Section 247 application needs to be secured through a Grampian style planning condition, which restricts any commencement on site until the Section 247 application is approved.

Improvements to pedestrian provision

The Highway Authority previously requested that the applicant make changes to their proposed plan of a change in surface to a modest change in gradient to assist pedestrians crossing from the car park to WaterlooVille shopping area and also slow vehicle speeds along Wellington Way. Drawing PB8382-SK04 Rev P04 shows the change in gradient as requested.

The Stage One Road Safety Audit (RSA1) raised that pedestrian visibility could be obstructed by parked cars in the car park. To overcome this, the applicant has proposed build outs on the raised crossing point to give pedestrians better visibility which has been shown on drawing PB8382-SK07 Rev P01. This arrangement is considered acceptable.

The applicant should be made aware that these proposed works will need to be delivered through a Section 278 legal agreement and will be required to enter into Hampshire County Council's S278 design check process.

Queuing vehicles

Drawing PB8382-SK05 Rev P01 shows that 11 large cars could queue if waiting for a vehicle to park before obstructing the traffic flow on Maurepas Way. The Highway Authority is satisfied that the level of traffic will not result in queuing back to this extent and therefore the queuing capacity is considered acceptable.

In addition to this, the applicant has stated that there will be no barrier or restriction on entering the car park which will continue to be in the ownership of Havant Borough Council. Should this change in the future, the Highway Authority wish to be consulted on these proposals.

Parking allocation

The applicant has confirmed that there will be no formal allocation of the parking spaces within the proposed car park to maximise public use during the day. Havant Borough Council, as the parking authority, should satisfy themselves that this approach is considered acceptable.

Impact on highway network

The Transport Note contains commentary on the proposed impact on the highway network associated with the proposals. It states that a car park accumulation survey was undertaken on Wednesday 1st May 2019 which recorded 10 and 13 two-way vehicular trips in the traditional AM and PM peaks respectively. The applicant has then uplifted these figures based on the existing and proposed car parking number to generate a two-way vehicular trip rate of 24 in the AM peak and 32 in the PM peak.

The Highway Authority does not agree that the above methodology provides a robust assessment on the likely impact of the proposals. The assessment does not include trips from the proposed application for 264 flats which will utilise the proposed car park.

However, the Highway Authority understands that these proposals will not be implemented unless the adjacent application for 264 flats, APP/18/00234, is implemented. An updated traffic impact assessment has been submitted and reviewed and part of this application, superseding the assessment noted above. Therefore, the Highway Authority is satisfied that the impact will be assessed through the adjacent application. If the LPA do determine this application in isolation, the Highway Authority wish to be reconsulted.

Recommendation

Having a regard to the above the Highway Authority raise no objection to the application subject to the following planning conditions;

- Prior to commencement of development, to stop up the highway land impacted by the structure as shown on drawing number PB8382-SK06 Rev P01.
- No occupation of the development until the vehicular access and pedestrian improvement works, as shown indicatively on drawing PB8382-SK04 Rev P04, have been completed.

I trust the above is clear however, should you have any queries, please feel free to contact Tom Fisher on the number noted above.

Yours Sincerely,

Stuart Morton – Transport Team Leader