

**Head of Development Planning**

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Chris Hirst

My reference

6/3/13/134 (10934)

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APP/18/01072

Date

11th February 2020

Email

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For the attention of Lewis Oliver

Dear Sir

**Former BAE Systems, Waterloo Park, Elettra Avenue, Waterlooville –
Outline planning application with all matters apart from access reserved
for subsequent approval for the erection of Class B1(c)/B2/B8
development and Class B8 Trade Counter use, Class A1 Retail, Class C1
Hotel, Class D2 Leisure and Classes A3 and A5 Drink/Food
Establishments**

Following discussions between the Highway Authority and the applicant, a Technical Note (TN) has been produced to summarise the correspondence since the Highway Authority's last response dated 20th March 2019. The response requested further information on the following:

1. Further details regarding pedestrian/cycle connections to existing and proposed improvements.
2. A capacity improvement scheme at the Hambledon Road/Elettra Avenue roundabout which successfully mitigates the impact of traffic generated by this development.
3. Updated Travel Plan.
4. Agreement on how the immediate connectivity for sustainable travel modes will be achieved and how this will link to existing highway infrastructure.
5. Agreement on how service access details will be agreed.

The Highway Authority has now had the chance to consider the latest Technical Note and has the following comments to make.

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

Pedestrian/Cycle Connectivity

Detailed discussions have been held regarding the pedestrian and cycle connections from the site to the wider network. Given the outline nature of the application, the applicant has been unable to commit to some of the locations for pedestrian and cycle connection points from the development. Therefore, it has been agreed that these connections shall be dealt with at the reserved matters stage, once the internal layout has been developed, and conditioned as part of the outline application.

The connection points identified as part of the reserved matters application will be delivered via S278 agreement(s) with the Highway Authority.

It has been agreed that the existing footpath to the south of the existing McDonald's will be widened to accommodate cyclist movements to the development. This matter will be secured by condition. The Highway Authority reviewed the potential to widen the footpath to the north of the Lidl store but agreed that this option would not be pursued in lieu of alternative cycle routes.

On-Site Service Access

Similarly to the pedestrian/cycle connections, the applicant has been unable to commit to the location of service arrangements within the site, given the outline nature of the application. It has been agreed that details of the service arrangements shall be submitted to and agreed with the Highway Authority during the reserved matters application.

Hambledon Road/Elettra Avenue Roundabout

The applicant has developed an improvement scheme for the Hambledon Road/Elettra Avenue roundabout to offset the impact of traffic generated by this development, as detailed in drawing number 19235/02 Rev I. The improvement scheme features the provision of a dedicated left turn lane on the Elettra Avenue approach to the roundabout, with associated lining changes. The scheme also features widening to the existing pedestrian crossing on the Milton Road arm of the roundabout to facilitate the crossing movement of cyclists as well.

Whilst the improvement scheme provided capacity improvements to the Elettra Avenue arm of the roundabout, this came at the detriment of the Hambledon Road (N) approach. Given Hambledon Road's role as the mainline for traffic flow, the Highway Authority were unwilling to accept an improvement scheme which worsened the overall capacity of this approach to the roundabout.

As such, it has been agreed that a £60,000 contribution will be paid towards an improvement scheme which benefits the overall capacity of the roundabout, rather than the Elettra Avenue arm alone. This matter will be secured within the S106 agreement and paid prior to the commencement of development.

Hambledon Road Pedestrian/Cycle Crossing Provision

Hampshire County Council have been undertaking feasibility work to provide a toucan crossing on Hambledon Road. This is to provide a controlled crossing location for pedestrians and cyclists to access the Brambles Business Park. The toucan crossing would therefore provide a safe crossing location for pedestrian and cyclists to access the proposed development.

Through the feasibility study, a shortfall of £150,000 was identified towards these works. It has been agreed with the applicant that the development will fund the remaining £150,000.

Travel Plan

Through further discussions with the applicant, the Highway Authority has reached an agreed position with the applicant on the travel plan. Prior to occupation, a Framework Travel Plan will be submitted to and agreed by the Highway Authority.

The Travel Plan will include the employment of a site wide travel plan co-ordinator to manage the travel plans associated with each individual unit on site. The requirement for an individual travel plan will be triggered once that unit has reached 20+ members of staff which will be required prior to individual unit occupation. The site wide co-ordinator will monitor all of the travel plans for the development, including an estimate for the units/staff which are on-site. Should the number of units with 20+ members of staff be low, the situation would revert back to the travel plan co-ordinator providing a site wide travel plan for each unit to follow. The site wide travel plan co-ordinator will be in place at least three months prior to first occupation of the first unit and then in place until 5 years post 50% floorspace occupation.

Recommendation

The applicant has satisfactorily overcome the outstanding matters raised in the Highway Authority's previous response. The Highway Authority therefore recommends no objection to the application, subject to the following obligations and conditions:

S106 Obligations

- £150,000 towards the provision of a Toucan Crossing on Hambledon Road;
- £60,000 towards an improvement scheme at the Hambledon Road/Elettra Avenue roundabout prior to commencement of development;
- Payment (by developer) of HCC fees in respect of approval (£1,500) and monitoring (£15,000) of the Framework Travel Plan prior to occupation; and
- Provision of a bond, or other form of financial surety, in respect of measures within the Travel Plan prior to occupation.

Conditions

- Prior to commencement of development, details of the means of cycle access direct to Hambledon Road in the vicinity of the existing footpath link from within the site shall be provided for approval. The access shall be constructed and made available prior to the occupation of the first unit.

Reason:

In the interest of highway safety.

- A Construction Traffic Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) before development commences. This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

Reason:

In the interest of highway safety

I trust the above is clear. Should you have any queries, please feel free to contact Chris Hirst on the number noted above.

Yours Faithfully,

Ben Clifton – Transport Team Leader