

Technical Note

- 1.1 Mayer Brown Ltd has prepared this Technical Note (TN) to outline planned amendments to the site plans submitted in relation to the current application for construction of a new discount foodstore on land adjacent to Purbrook Way in Havant, Hampshire PO9 3QJ, under Havant Borough Council planning reference APP/24/00330.
- 1.2 Proposed changes primarily relate to the pedestrian / cycle access arrangements for the site, with associated detail outlined herein.

Submitted Proposals

- 1.3 Previously submitted proposals provided a 3m wide pedestrian / cycle access link to the site from Purbrook Way via a raised structure, in order to accommodate changing levels between the site and Purbrook Way, in addition to minimising impact upon existing statutory undertakers plant running along the site perimeter.
- 1.4 Following the undertaking of detailed engineering design of the access link it was indicated that the required site levels would result in extensive fill being required to construct the access link.
- 1.5 Due to the access link crossing over an existing high-pressure gas main and 450mm diameter trunk watermain, subsequent liaison was undertaken with the associated statutory undertakers, who indicated that they would not allow this amount of fill to be placed locally over their plant.
- 1.6 Whilst engineering options have been considered to overcome this, including a potential bridge structure to span the plant, technical elements required in relation to this (abutments within plant easement area and requirement for the structure to be within private ownership / land) resulted in the realistic delivery of the access link being considered unviable.
- 1.7 Consequently, consideration has been given to potential alternative arrangements to avoid works in the vicinity of the high-pressure gas main and enable provision of a suitable diversion route for the watermain through land previously used for the access link embankment.

Amended Proposals

- 1.8 An updated proposed site plan, incorporating various changes to the proposed non-car access arrangements for the site has been formally submitted as part of the planning application and detailed within this TN is provided in **Appendix A**.

Primary Pedestrian / Cycle Route

- 1.9 The amended pedestrian / cycle route consists of a shared link between the store entrance and B&Q roundabout arm to the west, with the route running along the southern perimeter of the site car park.
- 1.10 A detailed plan focusing on the amended pedestrian / cycle link between the proposed foodstore entrance and Purbrook Way has been prepared and is provided in **Appendix B**.
- 1.11 It is noted that the amended route is compliant with guidance set out within Department for Transport Local Transport Note 1/20 'Cycle Infrastructure Design' (LTN 1/20), adopted July 2020 and referenced previously by Hampshire County Council as appropriate. Namely:

- The shared route is 3m in width, except for a short section of narrowing to a minimum of 2m where the route passes in the vicinity of crash barrier and third-party land constraints (B&Q Totem signage).

This is consistent with LTN 1/20 Table 6-3 which indicates that for shared use routes and up to 300 cyclists per hour a minimum width of 3m be provided and Table 5-2 which indicates that for 2-way cycle routes with less than 300 peak hour cycle movements an absolute minimum width of 2m should be provided at constraints.

- The route along the boundary of the car park would consist of two sections at a gradient of 5% (each 30m or less in length), with a level section of 5m minimum length provided between these gradient runs.

This is consistent with LTN 1/20 Table 5-8 and LTN 1/20 para 5.9.10 in relation to provision of level landings on longer length gradient runs.

- 1.12 Within the site, as per previously proposed, crossing points would be provided to facilitate pedestrian movements to / from the store entrance.

Secondary B&Q Pedestrian Link

- 1.13 Additionally, as part of ongoing discussions with the adjacent landowner (B&Q) the provision of a secondary stepped link between the Lidl site and B&Q is being investigated.
- 1.14 This link would allow for improved non-car linkages between the sites, in addition to providing a link to the existing B&Q pedestrian route from Purbrook Way.

Revised Parking Assessment

- 1.15 The amended pedestrian / cycle route will result in the loss of 3 car parking spaces, resulting in a total of 110 car spaces and 5 motorcycle spaces being provided to serve the store following this proposed change.
- 1.16 As noted in section 7 of the supporting Transport Assessment, the proposed Lidl foodstore is predicted to have a peak parking demand of 89 spaces on a weekday, 84 spaces on Saturday and 100 spaces on Sunday.
- 1.17 Consequently, the reduction of proposed parking from 113 spaces to 110 spaces following incorporation of the amended pedestrian / cycle route proposals continues to be considered appropriate to meet the operational requirements of the proposed Lidl store and mitigate against potential parking overspill onto the surrounding area and impacts on the operation of the local highway network.

Purbrook Way On-Street Parking

- 1.18 Additionally, the revised pedestrian route addresses previous concerns raised by Hampshire County Council and Havant Borough Council relating to drivers potentially stopping / parking on-street on Purbrook Way to access the store via the pedestrian link, rather than utilising the dedicated store car park.
- 1.19 Whilst the supporting Transport Assessment highlighted that these concerns have limited, if any, suitable justification, the revised pedestrian access arrangement would result in parking on-street to access the store being impractical, compared with closer / more convenient parking being provided onsite.

Summary

- 1.20 This Technical Note has been produced to outline the reasoning behind, proposals for and impact of amendments to the pedestrian / cycle access arrangements for the proposed discount foodstore on land adjacent to Purbrook Way in Havant, Hampshire, which is currently being considered at planning.
- 1.21 It is considered that the amended proposals have been developed in line with appropriate guidance documents and is considered to have minimal (if any) impact upon the suitability of the development proposals or operation of the local highways network.

Author: RB

Checked: HI

Revision: Final 01

Date: 13/06/24

APPENDIX A: Amended Site Layout Plan

See arboricultural information for existing trees to be retained..

Structural Engineer to review requirement for retaining wall, line shown indicatively

Proposed external plant area with screen enclosure around

Tree to be removed

Store loading area, retaining wall with pedestrian guard rail to delivery ramp

3no. vertical staff cycle racks within warehouse

1100mm high handrail to top of retaining wall

Approximate sub station location TBC by Lidl and services Engineer

Service and turning zones and parking subject to tracking by Highway engineers

2no. motorcycle bays

Trees removed

3no. motorcycle bays

Vehicle Barrier

Proposed "Rapid" EV parking and charging stations

Proposed access/egress to suit design standards to Highway Consultants design details.

Proposed location of Lidl Flagpole signage

Assumed boundary line, legals to confirm

Site Layout Plan - Proposed

1: 500

Existing Commercial Unit (B&Q)

Existing commercial unit

2100mm wide footpath

Security fence with access gate to rear of store/plant area. Relevant fire escape ironmongery to be fitted.

Cycle parking as per BBS 23 specification.

Structural Engineer to review requirement for retaining wall, line shown indicatively

Footprint of canopy above

Trolley rails position under canopy

Cribb wall retaining structures are subject of detail design by the Structural Engineer and therefore are subject to further detail design.

Existing B&Q Sign to be retained

Amendments to roundabout subject of seperate S278 works

OVERALL

SITE AREA (Approx.):	12797 m ²
PARKING - LIDL	
Disabled	6
Electric Vehicle Charging	2
Parent & Child	10
Standard	92
TOTAL	110
Motorcycle Bays	5

Indicative Retaining Walls

S278 Works boundary

Highways Authority site boundary

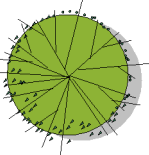
Tarmac (Vehicles)

Tarmac (Pedestrians)

Soft landscaping

Concrete cast in-situ

Tactile paving



Proposed Trees -

Trees shown indicatively only at this stage, refer to Landscape Architects planting design for full details.

12797 m²

BUILDING AREAS - BBS 23 TYPE 1500 STORE

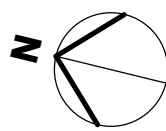
Sales Area (1516m²)

Warehouse Area (452m²)

Ancillary Area (217m²)

TOTAL GIA: 2185m²

TOTAL GEA: 2275m²



Store Specification

BBS 23

Drawing Purpose

PLANNING

This drawing has been prepared for the sole purpose of forming part of a planning application, and should not be used for any other purpose.



SPACE

Spaceworks, Benton Park Road, Newcastle upon Tyne, NE7 7LX
T: +44 (0)844 800 6660
www.spacearchitects.co.uk

Project

Lidl Purbrook Way Havant

Drawing Title

Site Layout Plan - Proposed

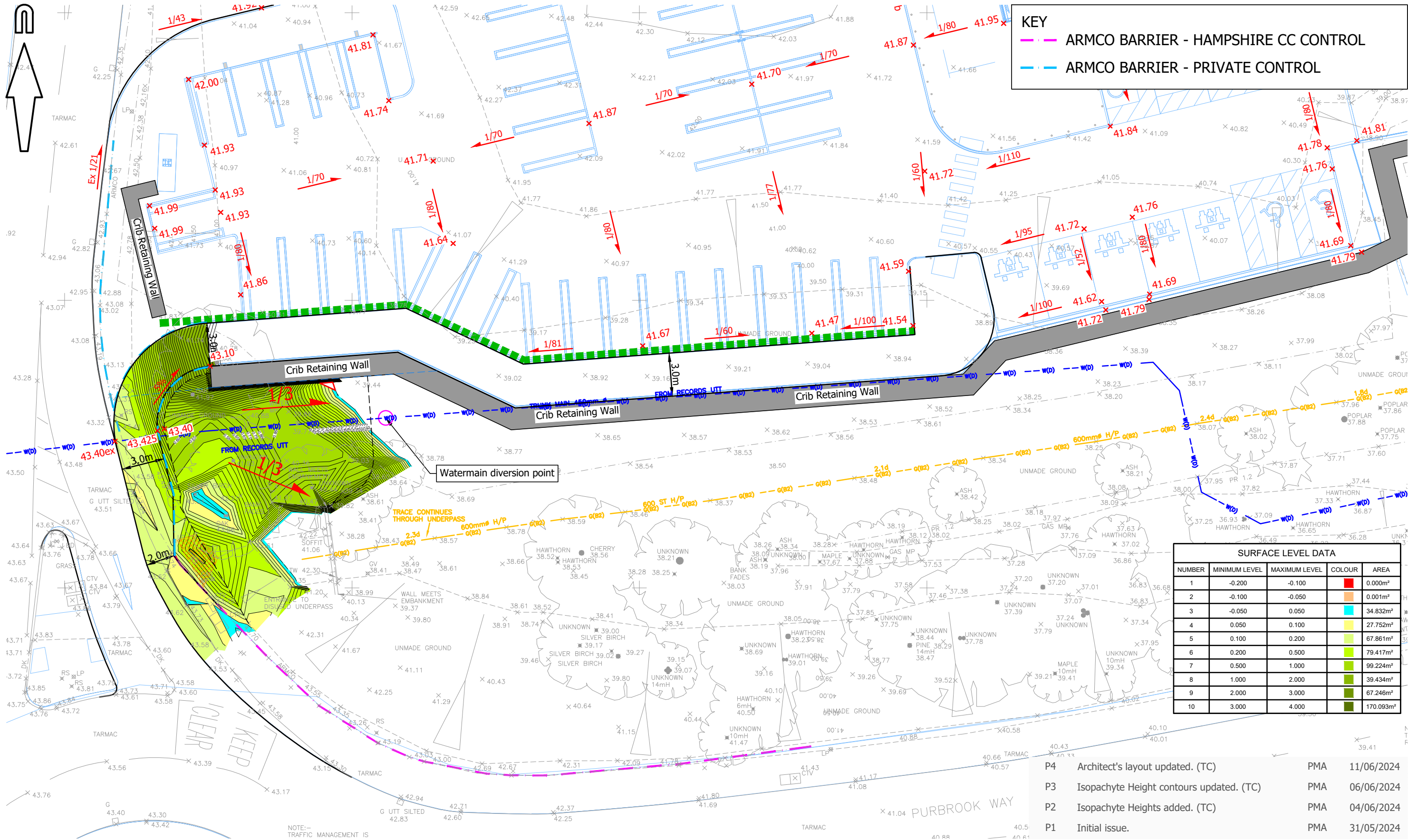
Project No.	Drawing No.	Status	Rev.	Scale at A1
08636	XX-XX-DR-A-91001	S3	P10	As indicated

File Reference: 08636-SPACE-XX-XX-DR-A-91001-S3-P10

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APPENDIX B: Revised Pedestrian / Cycle Route



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Mayer Brown Limited
Lion House Oriental Road Woking Surrey GU22 8AR
Telephone 01483 750 508 Fax 01483 750 437
wokingoffice@mayerbrown.co.uk www.mayerbrown.co.uk

client
LIDL GREAT BRITAIN LIMITED

project
PROPOSED LIDL FOODSTORE
PURBROOK WAY, HAVANT

title
PEDESTRIAN ACCESS ROUTE
OPTION C

scale	drawn by	checked by
1:250 @ A3	JRH	PMA
date	cad file	
MAY 2024	MBSK240531.DWG	
drawing number	rev.	
LIDLHAVANT.2/SK240531	P4	