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Enquiries To Sophie Osborne

Direct Line

Date 24 July 2024

My reference 053771

Your reference APP/24/00399

Email havantdc@hants.gov.uk

Dear Ms Pickup,

Units 12 A, B, C Solent Retail Park, Former site of ICTS Limited, Solent Road, Havant

Variation of condition 11 of planning permission APP/16/00161 to enable 35% of retail floorspace to be used for the sale of other non-food goods.

Thank you for your reconsultation on the above planning application. In response to previous comments raised by the Highway Authority dated 06 June 2024, the applicant has submitted a Transport Note which the Highway Authority have reviewed and have the following comments to make.

Trip Generation:

Given the change in use classes since the extant consent, the Highway Authority have undertaken their own multi-modal trip generation assessment using the TRICS database. As laid out within the TN the assessment work has been undertaken for a Saturday as this is where the highest trip generation is present. Given the available multi-modal site surveys within the TRICS database the use classes for the existing and proposed use are generally comparable given the evidence base requiring an additional 35% of other 'non-food goods' utilising category G (other individual non-food superstore) survey selection within TRICS. When undertaking a multi-modal trip assessment the Highway Authority are content that the development does not generate any additional daily multi-modal trips (albeit has a marginal increase in vehicular traffic in the Saturday peak periods).

Parking Provision:

Given the evidence base provided, the maximum demand of parking spaces is 19 in the Saturday peak. The Highway Authority are content that appropriate parking provision is

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provided on site and no additional quantum needs to be provided.

Servicing Arrangements:

The TN states that the proposed change of use will not result in any larger vehicles accessing the site. This is noted.

The Highway Authority have only considered this site on the understanding that 35% of the floor space is for use only by the Salvation Army and their sale of goods and not for any other users which may be a higher trip generator, demand additional parking and require larger vehicles to access and service the site. Given the congestion issues and constraints along the Solent Road corridor the Highway Authority may have concerns with other trip attractors which would possibly require additional mitigation. Should the variation of condition be sought for additional uses then the Highway Authority should be reconsulted for further comments. The Planning Authority should consider whether the condition wording needs to restrict it for this specific use and not a flexible use given the above concerns.

Recommendations:

Having regard to the above, the Highway Authority provide no objections to this variation of condition application subject to the wording of the condition restricting the use specifically to matters relating to the Salvation Army and their proposed sale of goods.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further information.

Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook