

From: Lucy Turner
Sent: 08 February 2022 16:19
To: Speller, Graham
Cc: Jonathan Best Harry Manners
Subject: RE: APP/21/01246 - 1B Wellington Business Park, 2 Hambledon Road, Waterlooville

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Graham,

Further to the below and the comments raised by Hampshire County Council in respect of highways, please find attached a copy of the Transport Statement which has been prepared by TTP Consulting to support the application.

Notwithstanding the Town Centre location of the Site, the attached Statement has assessed the potential impact of the development in terms of trip generation and car parking, including the potential effect on the access arrangements to the Site, particularly in relation to the A3 Hambledon Road Roundabout. In doing so, the Transport Statement concludes the following:

- The planning application seeks to widen the range of goods sold from the Unit to include food from the ground floor to enable it to be occupied by a food retailer. Furthermore, the extent of the mezzanine will be reduced from 720 sq. m to circa 185 sq. m;
- The net trip generation impact as a result of the proposals suggests that there could be 17 additional two-way new trips (10 Arrivals / 7 Departures) during the weekday morning peak hour, 24 additional two-way new trips (11 Arrivals / 13 Departures) during the weekday evening peak hour and 4 additional two-way new trips (1 Arrival / 3 Departures) during the Saturday afternoon peak hour. The trips would be distributed on roads in the area including the A3, Hambledon Road and Houghton Avenue;
- The anticipated change in the flows could result in 6 additional movements each-way on the B2150 Hambledon Road to the north of Aston Road during the weekday evening peak hour, with lower increases at other times of the day and on links to the south. These increases would fall within typical daily variations and not impact on the operation of the local or wider highway network;
- The trip generation exercise which has been undertaken suggests that the proposed development could result in 7 to 8 additional arrivals via the Hambledon Road Roundabout ramp during the weekday morning and evening peak hours, i.e. one additional vehicle every 7min to 8min . This would not impact on the capacity of the access nor increase queues, with no material changes during the Saturday afternoon peak hour;
- The development proposals could result in demand for an additional 6 car parking spaces on a Saturday afternoon based on an average dwell of 20 minutes, with a lesser increase at other times. As such, overall, the proposals would not affect the availability of parking.

To conclude, the proposals are considered to be acceptable in highways and transportation terms and would not impact on the operation of the car park or local highway network, nor on the likelihood of queues forming on the ramp from the A3. This must also be considered in the context of the application site being located in an accessible location at an established retail unit in a Town Centre location. As such, there is no requirement at either a national or local level to assess the highways impact of the development.

We therefore trust that you are now able to formally recommend the application for approval, and we look forward to receiving confirmation of this in due course. However, if you do have any further queries or require any further information, please do let me know.

Kind regards

Lucy

Please note that I do not work on Mondays

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