

Daphney Haywood
Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

25 August 2021

Your Ref: APP/20/01221
Our Ref: IMA-21-030

Dear Ms Haywood

PLANNING APPLICATION APP/20/01221 - LAND TO THE WEST OF B&Q, PURBROOK WAY, HAVANT, PO9 4AA

Further to our letter of 21st April 2021 we note from the website that Hampshire County Council has now provided its written comments by letter dated 27th May in response to the second addendum to the Transport Assessment submitted by the transport consultant (TAA2 dated March 2021 and shown published on your website on 8th April 2021) and the transport consultant has provided a technical note responding to the County Council's comments (shown published on your website on 4th August 2021).

The response from the County Council does not take into account the concerns originally raised in our letter of 1st March and summarised below:

1. The access road into Lidl would be only 16m long (just under 3 cars length or the length of an articulated vehicle) and combined with the split in traffic movements and the provision of parking spaces at this point, some backing up from this location is inevitable on occasions, in particular during busier times within the car park or when there is a delivery by articulated vehicle to Lidl. Any backing up on the access road into the Lidl car park will cause queueing onto the B&Q access road, affecting both Lidl and B&Q customers. As the distance between the Lidl car park access and the A3(M) roundabout is only 50m, any backing up along this length will fill with vehicles very quickly, in particular should any articulated vehicles be making deliveries to either store (in terms of B&Q this is a frequent occurrence throughout the week). Backing up along this stretch has occurred previously, in particular during the busiest B&Q trading times when the demand for B&Q's car park has exceeded capacity, and any additional queueing onto the B&Q access road from the Lidl car park will exacerbate the issue.
2. Vehicles turning right into the Lidl store will need to give way to traffic emerging from B&Q, and in circumstances when there is a high level of traffic leaving B&Q, Lidl customers waiting to turn right would block traffic headed to B&Q as there is no space for a vehicle to pass a vehicle waiting to turn right. In addition any queueing back from B&Q during the busiest trading hours would block Lidl customers, again causing traffic to block back towards the roundabout.

To address our concerns we suggested a widening of the carriageway from the existing 8m to 9.5m between the A3(M) roundabout and the Lidl access in order to accommodate a right turn lane for Lidl customers.

None of the above was included within the County Council's response.

In their response to the County Council's comments, Mayer Brown have sought to address the matters raised by the County Council:

1. Widening the B&Q approach arm to the A3(M) roundabout from the existing 3.9m to 6m to mitigate operational issues resulting from models updated at the request of the County Council;
2. Incorporating speed cushions on the B&Q approach arm to the A3(M) roundabout to address the County Council's concerns regarding vehicle speeds; and
3. Updating the model for the Lidl access junction to reflect the County Council's comments regarding right turners blocking ahead movements.

The above mitigation proposals on the B&Q approach to the A3(M) will not resolve any of the concerns we have raised regarding queuing on the access road backing up to the A3(M) roundabout.

In terms of the updated model for the Lidl access junction, as previously raised in our letter dated 1st March, the capacity assessment reflects the average condition on an average weekday peak hour and does not consider the situation at peak trading times which are known to occur on a frequent basis.

As a result we do not believe that the concerns we have previously raised (and which have also been raised by your traffic team), have been adequately addressed by Mayer Brown.

We trust that you will take the above comments into account in considering/determining this application.

Yours sincerely

Ian Monachino-Ayres
For IMA Transport Planning Ltd
E: iayres@ima-tp.com

c.c. Sarah Cooper - B&Q Ltd
Chris Hirst - Hants County Council