

Barratt Homes Ltd

Copseys Nursery, Havant

Transport Addendum

Transport Assessment Addendum

July 2014

Contents

Introduction.....	1
Changes to development proposals	1
Parking Provision	2
Trip Generation.....	2
Vehicle Servicing Arrangements.....	4
Conclusion	5

Figures

Figure 1 - Copsey's Nursery Location Plan

Appendices

Appendix A -	Site Plans & Drawings
Appendix B -	TRICS Outputs
Appendix C -	Vehicle Servicing Arrangements

Introduction

- 1.1 This document has been prepared to update the previously submitted planning application for the Copsey's nursery residential development site in Denvilles, Havant on behalf of the developer Barratt Homes. The overall site masterplan consists of the Copsey's nursery site to the south and the Copsey's nursery site to the north and is identified in **Figure 1**.
- 1.2 Planning consent was gained in April 2013 for a hybrid application to which the 91 residential units associated with the Copsey's nursery site was submitted in detail and the remaining 100 units associated with the Copsey's Nursery site was submitted in outline only.
- 1.3 A further document was submitted in relation to the site in July 2013 associated with a Reserved Matters application for the Copsey's Nursery which had previously been granted outline planning consent.
- 1.4 Outline application for Copsey's Nursery for the erection of 100 dwellings will consist of 65 open market units and 35 affordable units.

Changes to development proposals

- 1.5 The revised plans for the Copsey's nursery site comprises of 9 additional dwellings bringing the total number to 109. A community centre will replace the farmers market considered in the initial design. To accommodate the associated parking, the number of allotments will be reduced from 32 to 24. The revised masterplan for the Copsey's Nursery site is shown at drawings **P974/RP/01-Rev J**, **P974/RP/02-Rev J** and **P974/RP/03-Rev G** within **Appendix A**.
- 1.6 A breakdown of the residential mix indicated on plan **P974/RP/02 Rev J** within **Appendix A** by size and tenure is summarised in the **Table 1** below.

Table 1- Residential Units by Size and Tenure Type

Site	Unit Size	Open Market	Affordable	Total
Copsey's nursery Site	2 bed	4	2	6
	3 bed	22	1	23
	4 bed	6	0	6
	Total	32	3	35

- 1.7 The internal layout has been designed to be consistent with the principles of the DfT's Manual for Streets design guide and with Hampshire County Council's Companion document

to Manual for Streets. Under the revised proposals, the length of the internal residential private driveway has increased from 67m to 86m. A turning head has been positioned approximately 30 metres north of the southern terminus of the private driveway to allow service and delivery vehicles to access the residential properties adequately.

- 1.8 Footways measuring at least 1.8 metres in width will be provided adjacent to the access road carriageway throughout the site. The internal streets have been designed to provide footways, whereas the private driveways have been designed in accordance with home zone principles with pedestrians and cyclists sharing the carriageway with a limited number of vehicles accessing parking courts, mews, and off-street parking spaces.
- 1.9 Drawing **141350/A/27** contained within **Appendix A** demonstrates that junction visibility splays and forward visibility in accordance with 15mph speeds as per Manual for Streets, can be achieved at the internal junctions.

Parking Provision

- 1.10 A parking ratio of 2 spaces per residential dwelling will be provided within the development site in accordance with Hampshire County Council parking standards.
- 1.11 A total of 27 parking spaces will be provided to serve the community centre and allotments. This includes 2 disabled spaces which complies with Hampshire County Council parking standards for people with disabilities.
- 1.12 There is no specific parking standard or reasonable comparison for community centres within Hampshire County Council parking standards. Similarly there is no specific parking standard guidance for allotments.
- 1.13 Based on parking demand and parking provision in other parts of the UK, a parking ratio of 1 space per 3 allotments has been assumed. This equates to a total of 8 spaces for the 24 proposed allotments with the remaining 19 spaces assigned for the community centre. This level of parking provision is considered sufficient to meet anticipated parking demand.

Trip Generation

- 1.14 The methodology used in estimating the traffic generation of the proposed residential units in the submitted Transport Assessment is the application of the nationally approved TRICS

database, with comparable sites selected in terms of location, public transport services and housing types.

- 1.15 The trip generation assessment in the Transport Assessment is based upon 191 residential dwellings combining both the Copsey's nurse and Copsey's nursery site. The trip rates have been uplifted to account for the additional 9 dwellings on the Copsey's nursery site, bringing the total number to 200. The trip generation for the additional 9 dwellings is summarised in **Table 2** and the overall trip generation for Copsey's nursery and Copsey's nursery is summarised in **Table 3**.

Table 2 –Additional Trip Generation based on TRICS Survey Data

	Arrivals		Departures		Totals	
Time Range	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips
07:00-08:00	0.089	1	0.321	3	0.41	4
08:00-09:00	0.152	1	0.445	4	0.597	5
09:00-10:00	0.171	2	0.238	2	0.409	4
10:00-11:00	0.151	1	0.206	2	0.357	3
11:00-12:00	0.198	2	0.177	2	0.375	3
12:00-13:00	0.204	2	0.193	2	0.397	4
13:00-14:00	0.182	2	0.186	2	0.368	3
14:00-15:00	0.19	2	0.188	2	0.378	3
15:00-16:00	0.344	3	0.236	2	0.58	5
16:00-17:00	0.346	3	0.214	2	0.56	5
17:00-18:00	0.403	4	0.228	2	0.631	6
18:00-19:00	0.31	2	0.232	2	0.542	5
Daily Trip Rates:	2.74	25	2.864	26	5.604	50

Table 3 –Proposed Site Trip Generation based on TRICS 2012b Survey Data

	Arrivals		Departures		Totals	
Time Range	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips
07:00-08:00	0.089	18	0.321	64	0.41	82
08:00-09:00	0.152	30	0.445	89	0.597	119
09:00-10:00	0.171	34	0.238	48	0.409	82
10:00-11:00	0.151	30	0.206	41	0.357	71
11:00-12:00	0.198	40	0.177	35	0.375	75
12:00-13:00	0.204	41	0.193	39	0.397	79
13:00-14:00	0.182	36	0.186	37	0.368	74
14:00-15:00	0.19	38	0.188	38	0.378	76
15:00-16:00	0.344	69	0.236	47	0.58	116
16:00-17:00	0.346	69	0.214	43	0.56	112
17:00-18:00	0.403	81	0.228	46	0.631	126

18:00-19:00	0.31	62	0.232	46	0.542	108
Daily Trip Rates:	2.74	548	2.864	573	5.604	1121

- 1.16 The database indicates that there will be **119** vehicle movements during the morning peak hour (0800-0900) made up from **30** arrivals and **89** departures, and **126** vehicle movements during the evening peak hour (1700-1800) made up from **81** arrivals and **46** departures. The TRICS data is contained within **Appendix B**.
- 1.17 Comparing to the figures in the Transport Assessment, there are an additional **5** two-way trips during the morning peak and an additional **6** two-way trips during the evening peak based on 9 additional dwellings. This number of two-way trips is well within typical daily traffic flow fluctuations and therefore it is considered that this will result in no material impact on the highway network.
- 1.18 Trip generation has not been considered for the community centre as the majority of trips will occur outside of the weekday peak hours. A review of the TRICS database for similar sites confirms that there will be a negligible number of trips during the weekday peak hours.
- 1.19 Similarly, the reduction in the number of allotments would lead to a net reduction in daily vehicle trips although no trips during the weekday morning or evening peak hours are anticipated.

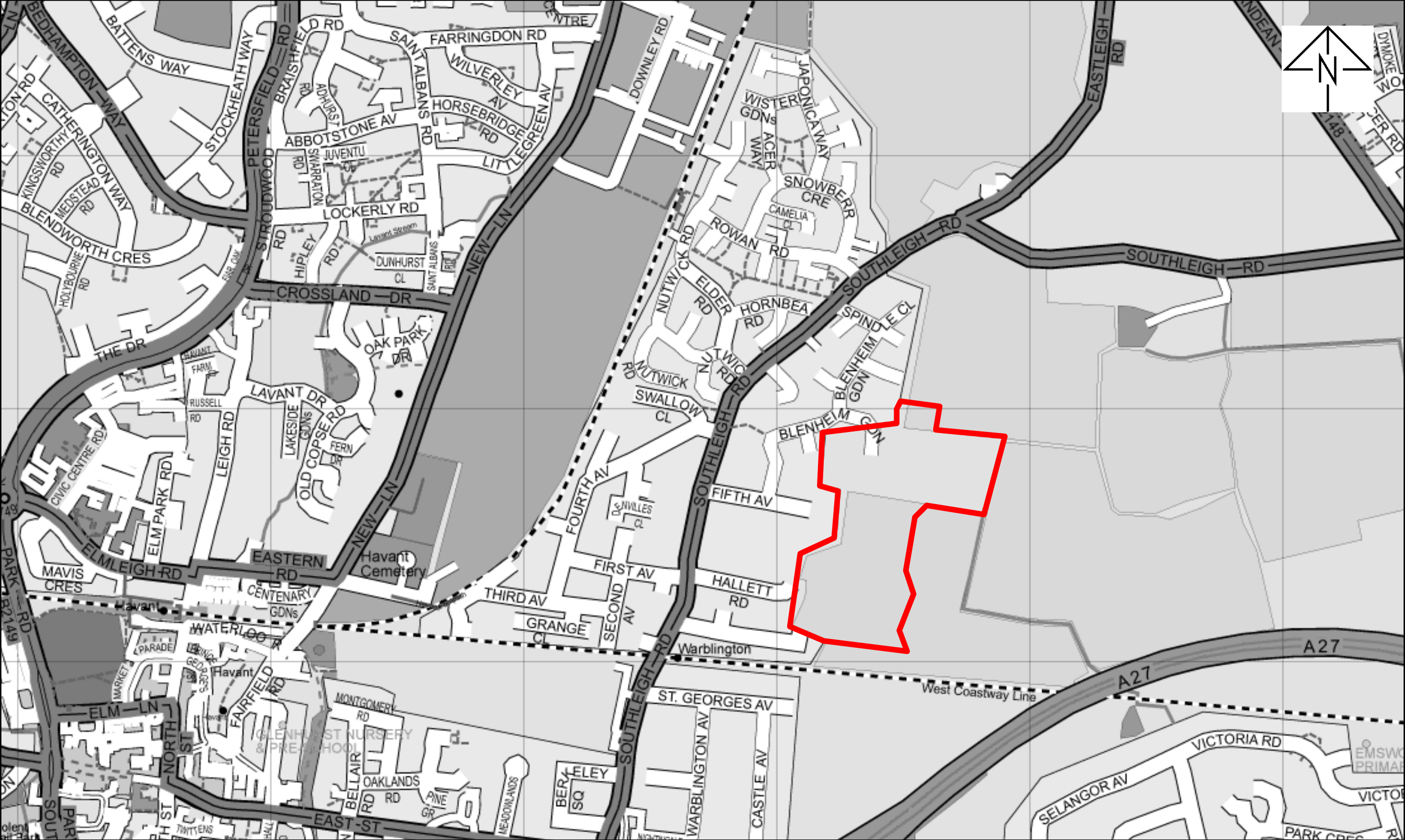
Vehicle Servicing Arrangements

- 1.20 Drawing **141350/AT/D01 Rev A** contained in **Appendix C**, demonstrates how a large refuse vehicle would access the Copsey's nursery site. As the private driveway has increased in length from 67m to 86m under the revised proposals, an additional turning head will be provided to ensure the design complies with Manual for Streets. The revised private driveway is shown within drawing **141350/AT/D01 Rev A** at **Appendix C**.
- 1.21 The maximum distance within which a refuse vehicle must be able to access a property (55 metres in accordance with Manual for Streets); can be undertaken by utilising the turning head facilities provided. This is categorised in Manual for Streets as *"residents should not be required to carry waste more than 30 m to the storage point, and that waste collection vehicles should be able to get to within 25 m of the storage point"*.

Conclusion

- 1.22 It is considered that the proposed changes consisting of 9 additional dwellings, a community centre, and a reduction in the number of allotments will not result in a material impact on the local highway network. Furthermore, the addition of an additional turning head on the proposed private driveway ensures that the site can be serviced adequately.
- 1.23 In summary, the proposed development complies with all local, regional and national policy guidance and there is no reason on highway or transport grounds why this development should not be granted planning consent.

FIGURES



Key:



Barratt Homes

Copsey's Nursery

Site Location – Local Context



Network Building, 97 Tottenham Court Road, London W1T 4TP
Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWN:

SO'D

CHECKED:

CS

DATE:

09/06/2014

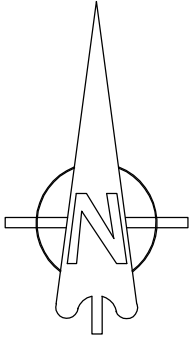
SCALES:

NTS

DRAWING REFERENCE:

Figure 1

APPENDIX A – SITE PLANS & DRAWINGS



Schedule of Accommodation.
Private

Type	Name	Beds	Area	N o.
W	Woodvale	4 Bed House	1322 SqFt	6
RO	Rochester	3 Bed House	1105 SqFt	12
YO	York	3 Bed House	938 SqFt	3
MOR	Morpeth	3 Bed House	956 SqFt	3
BAR	Barwick	3 Bed House	836 SqFt	5
TIV	Tiverton	2 Bed House	736 SqFt	6
TOTAL				35

KEY

- 1.8m LARCH LAP FENCE
- 1.8m CLOSE BOARD FENCE
- SW 1.8m BRICK SCREEN WALL
- TURF TO GARDENS
- BLOCK PAVED SURFACE
- INDICATIVE TREE PLANTING
- TREE ROOT PROTECTION AREA
- EXISTING TREES TO BE RETAINED
- EXISTING SHRUB PLANTING
- INDICATIVE SHRUB PLANTING
- GATE
- DOOR AND PATIO TO REAR ACCESS
- DOOR/LEVEL THRESHOLD AND PATH IN CONCRETE SLABS
- PERSONNEL DOOR TO GARAGE
- PRIVATE UNITS
- AFFORDABLE UNITS
- BUILDING TO BE REMOVED
- BCP BIN COLLECTION POINT

J	10-07-14	Drive to plot 20 amended.	DGP	DGP
H	08-07-14	Community centre & parking updated.	DGP	DGP
G	07-07-14	Drive to plots 20 & 21 amended for revised ditch location.	DGP	DGP
F	01-06-14	Plots 13-14, 17-20 revised to RO types. Plots 31-33 revised TIV and YO types respectively. Plots 1-6 parking allocation increased.	BAS	DGP
Rev.	Date	Description	Drawn	Checked

Client

BARRATT
HOMES
Build. conceived. live.

Project
Phase 2, Denvilles,
Manor Farm, Havant.

Drawing Title
Phase 2, Replan
Planning Layout

Scale	1:500 @ A1	Drawn	DGP	Checked	DGP
Date	March 2014	File	P974-Planning	Drawing Status	
Dwg.No	P974/RP/02	Rev.	J	PLANNING	

SITE LAYOUT 1:500

APPENDIX B – TRICS OUTPUTS

TRICS 2012(b)v6.10.2
Trip Rate P Number of dwellings

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use 03 - RESIDENTIAL
Category A - HOUSES PRIVATELY OWNED
VEHICLES

Selected regions and areas:

2 SOUTH EAST
BD BEDFORDS 2 days
EX ESSEX 1 days
3 SOUTH WEST
CW CORNWALL 1 days
WL WILTSHIRE 1 days
4 EAST ANGLIA
SF SUFFOLK 3 days
5 EAST MIDLANDS
NT NOTTINGHAM 1 days
6 WEST MIDLANDS
WM WEST MIDLANDS 1 days
WO WORCESTER 1 days

Filtering Stage 2 selection:

Parameter: Number of dwellings
Actual Range 73 to 237 (units:)
Range Selected 50 to 400 (units:)

Public Transport Provision:
Selection b Include all surveys

Date Range 01/01/04 to 14/10/11

Selected survey days:

Monday 2 days
Tuesday 3 days
Wednesday 2 days
Thursday 3 days
Friday 1 days

Selected survey types:

Manual count 11 days
Directional 0 days

Selected Locations:

Town Centre 0
Edge of Town 0
Suburban Area 5
Edge of Town 6
Neighbourhood 0
Free Standing 0
Not Known 0

Selected Location Sub Categories:

Industrial Z	0
Commercial	0
Development	0
Residential	9
Retail Zone	0
Built-Up Zone	0
Village	0
Out of Town	1
High Street	0
No Sub Cat	1

Filtering Stage 3 selection:

Use Class:

C3 11 days

Population within 1 mile:

5,001 to 10,000 3 days
10,001 to 15,000 11 days
15,001 to 20,000 23 days
20,001 to 25,000 21 days
25,001 to 50,000 53 days

Population within 5 miles:

25,001 to 50,000 11 days
50,001 to 75,000 11 days
75,001 to 100,000 11 days
100,001 to 125,000 11 days
125,001 to 250,000 6 days
250,001 to 500,000 11 days

Car ownership within 5 miles:

0.5 or Less 11 days
0.6 to 1.0 5 days
1.1 to 1.5 5 days

Travel Plan:

No 11 days

LIST OF SITES relevant to selection parameters

- 1 BD-03-A-01 SEMI DETA BEDFORDSHIRE
NEW BEDFORD ROAD

LUTON
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwell 131
Survey date THURSDAY ##### Survey Typ MANUAL
- 2 BD-03-A-02 SEMI DETA BEDFORDSHIRE
RIDDY LANE

LUTON
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwell 82
Survey date TUESDAY ##### Survey Typ MANUAL
- 3 CW-03-A-0 SEMI D./DE CORNWALL
BOSVEAN GARDENS

TRURO
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwell 73
Survey date TUESDAY ##### Survey Typ MANUAL
- 4 EX-03-A-01 SEMI-DET., ESSEX
MILTON ROAD
CORRINGHAM
STANFORD-LE-HOPE
Edge of Town
Residential Zone
Total Number of dwell 237
Survey date TUESDAY ##### Survey Typ MANUAL
- 5 NT-03-A-02 SEMI DETA NOTTINGHAMSHIRE
B6018 SUTTON ROAD

KIRKBY-IN-ASHFIELD
Edge of Town
Residential Zone
Total Number of dwell 166
Survey date WEDNESDAY ##### Survey Typ MANUAL
- 6 SF-03-A-01 SEMI DETA SUFFOLK
A1156 FELIXSTOWE ROAD
RACECOURSE
IPSWICH
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwell 77
Survey date WEDNESDAY ##### Survey Typ MANUAL
- 7 SF-03-A-02 SEMI DET./ SUFFOLK
STOKE PARK DRIVE
MAIDENHALL
IPSWICH
Edge of Town
Residential Zone
Total Number of dwell 230
Survey date THURSDAY ##### Survey Typ MANUAL
- 8 SF-03-A-03 MIXED HOI SUFFOLK
BARTON HILL
FORNHAM ST MARTIN
BURY ST EDMUNDS
Edge of Town
Out of Town
Total Number of dwell 101
Survey date MONDAY ##### Survey Typ MANUAL
- 9 WL-03-A-0 SEMI D./TE WILTSHIRE
MAPLE DRIVE

WOOTTON BASSETT
Edge of Town
Residential Zone
Total Number of dwell 99
Survey date: MONDAY ##### Survey Type: MANUAL

10 WM-03-A-(TERRACED, WEST MIDLANDS
FOLESHILL ROAD
FOLESHILL
COVENTRY
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwell 79
Survey date: FRIDAY ##### Survey Type: MANUAL

11 WO-03-A-C DET./TERR, WORCESTERSHIRE
ST GODWALDS ROAD
ASTON FIELDS
BROMSGROVE
Edge of Town
No Sub Category
Total Number of dwell 232
Survey date: THURSDAY ##### Survey Type: MANUAL

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Calculation Factor: 1 DWELLS

Count Type: VEHICLES

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	
00:00-01:0	0	0	0	0	0	0	0	0	0
01:00-02:0	0	0	0	0	0	0	0	0	0
02:00-03:0	0	0	0	0	0	0	0	0	0
03:00-04:0	0	0	0	0	0	0	0	0	0
04:00-05:0	0	0	0	0	0	0	0	0	0
05:00-06:0	0	0	0	0	0	0	0	0	0
06:00-07:0	0	0	0	0	0	0	0	0	0
07:00-08:0	11	137	0.089	11	137	0.321	11	137	0.41
08:00-09:0	11	137	0.152	11	137	0.445	11	137	0.597
09:00-10:0	11	137	0.171	11	137	0.238	11	137	0.409
10:00-11:0	11	137	0.151	11	137	0.206	11	137	0.357
11:00-12:0	11	137	0.198	11	137	0.177	11	137	0.375
12:00-13:0	11	137	0.204	11	137	0.193	11	137	0.397
13:00-14:0	11	137	0.182	11	137	0.186	11	137	0.368
14:00-15:0	11	137	0.19	11	137	0.188	11	137	0.378
15:00-16:0	11	137	0.344	11	137	0.236	11	137	0.58
16:00-17:0	11	137	0.346	11	137	0.214	11	137	0.56
17:00-18:0	11	137	0.403	11	137	0.228	11	137	0.631
18:00-19:0	11	137	0.31	11	137	0.232	11	137	0.542
19:00-20:0	0	0	0	0	0	0	0	0	0
20:00-21:0	0	0	0	0	0	0	0	0	0
21:00-22:0	0	0	0	0	0	0	0	0	0
22:00-23:0	0	0	0	0	0	0	0	0	0
23:00-24:0	0	0	0	0	0	0	0	0	0
Daily Trip Rates:			2.74			2.864			5.604

Parameter summary

Trip rate p: 73 - 237 (units:)

Survey date: 01/01/04 - 14/10/11

Number of 11

Number of 0

Number of 0

Surveys made 9

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Calculation Factor: 1 DWELLS

Count Type: VEHICLES

191

Time Range	ARRIVALS	ARRIVALS	DEPARTUR	DEPARTUR	TOTALS	TOTALS
	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips
07:00-08:00	0.089	17	0.321	61	0.41	78
08:00-09:00	0.152	29	0.445	85	0.597	114
09:00-10:00	0.171	33	0.238	45	0.409	78
10:00-11:00	0.151	29	0.206	39	0.357	68
11:00-12:00	0.198	38	0.177	34	0.375	72
12:00-13:00	0.204	39	0.193	37	0.397	76
13:00-14:00	0.182	35	0.186	36	0.368	70
14:00-15:00	0.19	36	0.188	36	0.378	72
15:00-16:00	0.344	66	0.236	45	0.58	111
16:00-17:00	0.346	66	0.214	41	0.56	107
17:00-18:00	0.403	77	0.228	44	0.631	121
18:00-19:00	0.31	59	0.232	44	0.542	104
Daily Trip R	2.74	523	2.864	547	5.604	1070

APPENDIX C – VEHICLE SERVICING ARRANGEMENTS



Notes:

- 1. This is not a construction drawing and is intended for illustrative purposes only.
- 2. White lining is indicative only.
- 3. Site Plan is P974-Re-plan Layout-Q.

A	Latest Site Plan - Revision Q	JM	CS	10/07/2014
REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

Barratt Homes

PROJECT:

Copseys Nursery

DRAWING TITLE:

**Visibility
Latest Site Plan**

SCALES:

1:500 at A3

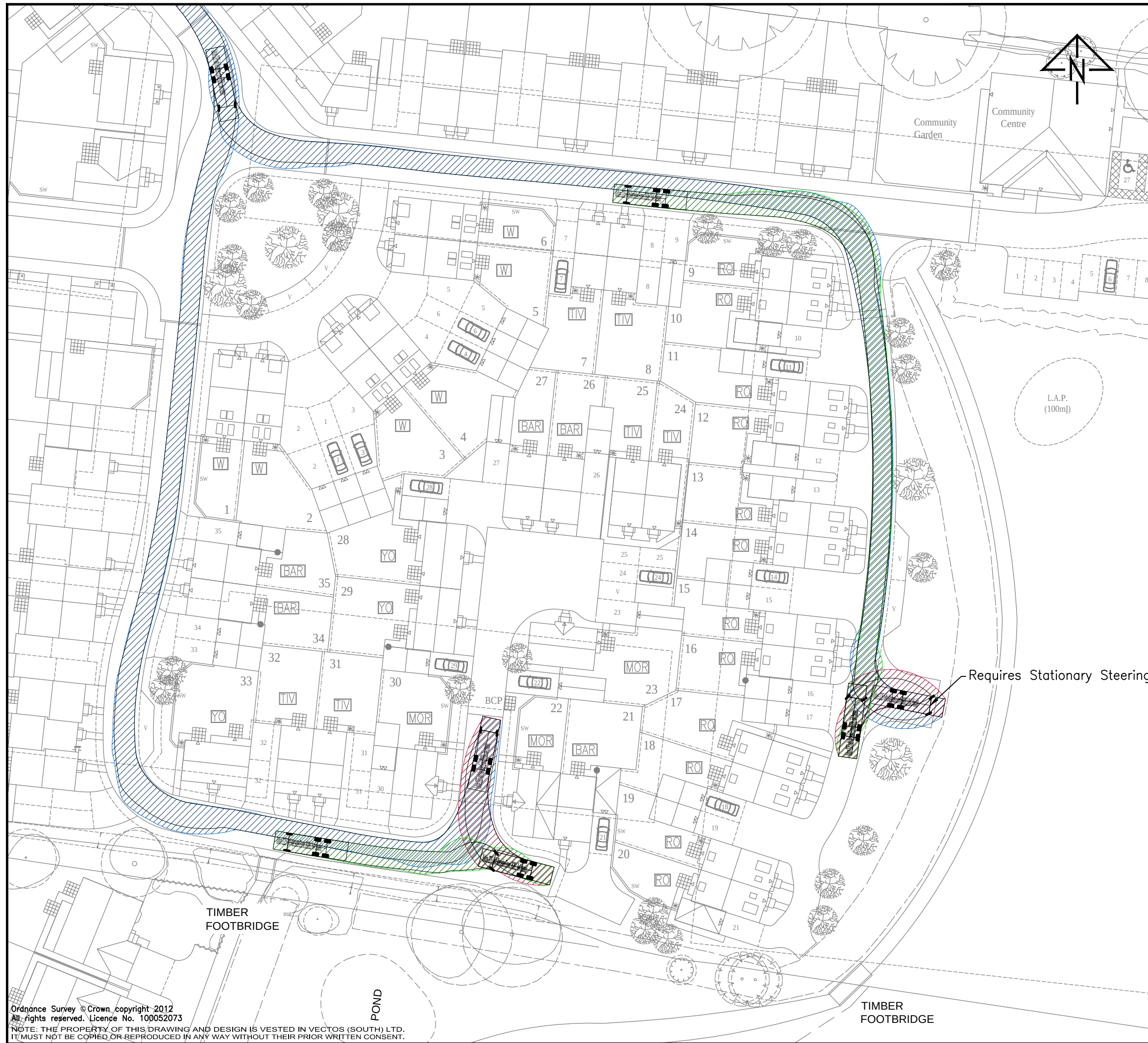
DRAWN:	JM	CHECKED:	CS	DATE:	29/05/2014
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transport planning specialists

Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vectors.co.uk

DRAWING NUMBER:	141350/A/27	REVISION:	A
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Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.
3. Site Plan is P974-Re-plan Layout-P.

Vulture 2225 (with Mercedes Econic 2628LL 6x4 chassis)
Overall Length 9.930m
Overall Width 2.490m
Overall Body Height 3.749m
Min Body Ground Clearance 0.302m
Track Width 2.490m
Lock to Lock Time 4.00s
Wall to Wall Turning Radius 9.100m

A	Latest Architect's Site Plan	JM	CS	09/07/2014
REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

Barratt Homes

PROJECT:

Copseys Nursery

DRAWING TITLE:

**Swept Path Analysis
Refuse Collection**

SCALES:

1:500 at A3

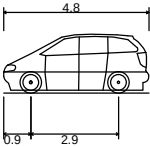
DRAWN:	JM	CHECKED:	CS	DATE:	11/06/2014
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Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vectors.co.uk

DRAWING NUMBER:	141350/AT/D01	REVISION:	A
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- Notes:
- 1. This is not a construction drawing and is intended for illustrative purposes only.
 - 2. White lining is indicative only.
 - 3. Site Plan is P974-Re-plan Layout-Q.



Standard Design Vehicle (SDV)	
Overall Length	4.800m
Overall Width	2.000m
Overall Body Height	1.950m
Min Body Ground Clearance	0.100m
Track Width	2.000m
Lock to Lock Time	4.00s
Wall to Wall Turning Radius	6.000m

A Latest Site Plan - revision Q		JM	CS	10/07/2014
REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:	Barratt Homes			
PROJECT:	Copseys Nursery			
DRAWING TITLE:	Swept Path Analysis Car			

SCALES:	1:250 at A3			
DRAWN:	JM	CHECKED:	CS	DATE: 09/07/2014



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t: 020 7580 7373 e: enquiries@vectors.co.uk

DRAWING NUMBER:	141350/AT/E01	REVISION:	A
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